TOWN OF CAMILLUS
PLANNING BOARD MINUTES
January 8, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Chuck White, Planning Board Engineer
Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Approximately 4 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

Richard Dudden **TM #019.-01-10.0**
5882 Devoe Road
Sketch Plan Review

Paul Dudden, Richard Dudden's father appeared to present their sketch plan. Paul explained that Richard and his sister Carolyn own the family farm which is 112 acres and they are proposing to split off 5 acres so Carolyn can build a house on the hill. The site distance is over 500 feet each way from the road. Mr. Dudden added that this is located in the Devoe Road water district, and that the power is in the road. They will use on-site septic disposal with a leach field.

Ms. Lauer asked Mr. Dudden if he has contacted anyone regarding the curb cut. Mr. Dudden responded he is working on this and added that there is an existing driveway that he is looking to enlarge.

Chairman Cesta asked if there is an existing curb cut and Mr. Dudden confirmed this and explained that there is a farm driveway that has been there for many years and they would like to widen this a bit to the south.

Mr. Curtin advised Mr. Dudden that the curb cut needs to be resolved. Mr. Curtin asked how much wider they are planning to make the driveway and Mr. Dudden responded 8-9 feet. Mr. Curtin recommended that the board consider taking lead agency under SEQR and close sketch; and added that Mr. Dudden can return when he has the curb cut completed. Mr. Curtin also recommended to waive a public hearing and to go from preliminary right to final as this is a two-lot subdivision.

Mr. Hudson moved to declare lead agency status under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to close sketch. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Hudson moved to waive a public hearing. Mr. Mallore seconded the motion and it was unanimously approved.

John Szczech **TM #21-03-2.1 & 8.1**
Rolling Meadows Section 6
Amended Preliminary Plat

John Szczech explained that he has amended his preliminary plat by adding flag lot 59 and lots A and B. Mr. Szczech added that he has squared off the lot to make nicer lot lines.

Mr. Mallore moved to approve the amended preliminary plat for Section 6 and Lot 105 for Rolling Meadows. Ms. Lauer seconded the motion and it was unanimously approved.

John Szczech **TM #21-03-2.1 & 8.1**
Rolling Meadows Lot #105
Final Plat

Mr. Szczech stated that he has a buyer for Lot 105 which is 43 acres, there is access from Rail Fence, and there will be access when Section 8 gets extended. Mr. Szczech added that there will be a temporary easement over the roadbed. Mr. Szczech said they will be retaining the utility easement and will keep the drainage easements for Section 8.

Chairman Cesta asked if the purchaser would build on the lot or keep it for green space. Mr. Szczech replied that the buyer plans on building one house. Chairman Cesta asked if the owner would use the access from Rail Fence. Mr. Szczech responded that they aren't sure yet.

Mr. White asked what the width is and Mr. Szczech responded it is 30 feet. Mr. White asked if the access is from the south and Mr. Szczech confirmed this. Mr. White asked about the topography and Mr. Szczech responded it is flat. Mr. White also asked if the detention basins will remain on Lot 105 and Mr. Szczech confirmed this.

Mr. Curtin asked if the buyer is planning on subdividing the property since there are two access points and two areas where houses can be built. Mr. Szczech responded that Mr. Petosa wants to put a covenant in place to allow to Lot 105 to only be split into two parcels. Mr. Curtin stated that he would like to see this covenant incorporated into any resolution of the Planning Board and asked Mr. Szczech to have Mr. Petosa draft this and send it to him.

Ms. Lauer moved to approve final plat for Rolling Meadows Lot 105 with the condition of a maximum of a two (2) lot future subdivision on the parcel and review of the covenant document by Mr. Curtin. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Mallore moved to set parkland fees for one lot. Ms. Lauer seconded the motion and it was unanimously approved.

John Szczech **TM #21-03-08.1**
Rolling Meadows Section 6
Construction Drawing Approval

Mr. White shared that he has submitted a letter to the Planning Board dated January 2nd, 2024, documenting his review of both the design plans and SWPPP along with their recommendation that the board accept construction drawings for Rolling Meadows Section 6.

Mr. Mallore moved to approve the construction drawings for Rolling Meadows Section 6. Mr. Hudson seconded the motion and it was unanimously approved.

John Szczech **TM #22.1-02-43**
Ike Dixon Road
Sketch Plan Review

John Szczech explained that this is an 8- or 9-acre parcel that used to be part of Dixon Farms. Mr. Szczech has purchased this land and resold it. Mr. Szczech stated that the buyer wants to build his house on Lot A. They have supplied two 30' driveways to Lots of A and B, and he is asking for two lots off of Ike Dixon Road, Lots C and D.

Chairman Cesta asked about utilities. Mr. Szczech responded that Lots A and B will be serviced by public water from Rolling Meadows and have gas and electric available to them. Lots of C and D will be serviced from the Westhill water district and have septic, gas and electric available along Ike Dixon Road.

Ms. Lauer asked about the topography and suggested there be a control site plan review by the Planning Board prior to any building permit being issued.

Mr. White noted that the topography (in particular for Lot C which is the flag lot coming off of Ike Dixon Road) presents extremely steep slopes which does not comply currently with the town code for driveway requirements. Mr. White also noted that the contours on the plan on Ike Dixon Road don't adequately represent what it actually is and recommended that Mr. Szczech have a surveyor check into that. Mr. White added that Mr. Szczech said that Lots A and B would have water and sewer from section 6 of Rolling Meadows and asked if these lots are already in the Westhill water district. Mr. Szczech confirmed they are in the Westhill district. Mr. White advised Mr. Szczech that they need to think about how districts will shape up based on where utilities will be provided and how they will be served. Mr. White concluded that he would take a further look and advise the board of his findings.

Mr. Szczech asked if it would work better if Lots C and D were combined into one lot. Chairman Cesta replied that it would probably be more practical because of the topography.

Mr. White added that this needs to satisfy sight distance and access locations as well.

Mr. Curtin said that this just is a sketch plan review and aside from what falls within what district, the primary most challenging issues are Lots of C and D. Mr. Curtin added that if the applicant wants to merge those lots it will eliminate some of the accessibility problems with the driveway. Mr. Curtin recommended that the board keep sketch open at this time.

Chairman Cesta advised that since the elevations shown on Ike Dixon Road aren't accurate that the drawing needs to be updated to show the proper elevations.

Sketch Plan review was continued.

John Szczech **TM #20.1-01-01.1**
Rolling Meadows Section 2, 3 and 4, Lot #41
Lot Line Realignment

John Szczech explained that Sections 2, 3 and 4 are all built with houses on them. The residents of Lots 13, 14, 15, 16, 17, 32, 33, 36, 37, 38, 39 and 40 have approached him to purchase what was Lot 41 of Section 4 which is a 12-acre lot with steep topography. This is not creating any new lot; it is adding to existing lots to make them bigger. Mr. Szczech stated that since this is steep topography they can't build anything on it; they are just looking for a buffer from the Scenic Meadows area. Mr. Szczech concluded with advising the board that he will do 3 amended final maps for Section 2, 3 and 4 and will come back with these.

The matter was continued.

John Szczech **TM #23.1-04-04.1**
30 Daniluk Drive
Site Plan

John Szczech advised the board that this is his house and is a parcel of 19 acres with a pond and wooded area. Mr. Szczech explained that would like to propose a burial plot for himself. Mr. Szczech advised that he needs a letter from the Planning Board stating they would approve this. Mr. Szczech added that it is okay by the state for a private burial plot, and that it needs to be approved by the Onondaga County Statistics Bureau.

Mr. Curtin shared that he met with Mr. Szczech and his council and suggested that he come before the Planning Board because the letter he is looking for needs to come from the Planning Board counsel. Mr. Curtin added that the pavilion would be a private pavilion and the plot is a private plot. Mr. Curtin said that he has researched the law and this is not a prohibited use of one's private land since it is not open to the public, and it is not a burden on the public or a burden on the Town of Camillus government. The pavilion is an accessory structure which he is entitled to have. Mr. Curtin concluded that he sees no problems with this request.

Mr. Hudson moved to declare lead agency under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare this an unlisted action under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to make a negative declaration under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the application for 30 Daniluk Drive for a private burial plot measuring approximately 10' x 10' in proximity of an existing pavilion board and to authorize direct counsel to send a letter to the Onondaga County Department of Vital Statistics indicating that the proposed use of this plot is authorized by the town. Ms. Lauer seconded the motion and it was unanimously approved.

OLD BUSINESS

None

MINUTES

Mr. Hudson moved to approve the minutes of December 11, 2023. Ms. Lauer seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta advised that Rockland Development has requested the return of their unused engineering and legal fees and asked Mr. White if there are any outstanding issues. Mr. White replied that their SPDES permit will need to be closed out if is hasn't been already, but there isn't any action pending by engineering. Chairman Cesta shared that Codes would like Rockland to properly buffer the stainless steel OCWA check valve and remove the temporary leasing signs. Ms. Lauer asked if the apartments are lease and added that if there are spaces to lease, they should have the opportunity to lease them. Mr. Curtin stated that if there is a shelf life on temporary signage and they are beyond that, they should put in another application.

Ms. Lauer moved to refund $1,241.55 in unused professional fees on the conditions that Rockland Development close their SPDES permit (if there is a cost to the town, they are responsible for paying that), they properly buffer the stainless steel OCWA check valve that was not on the original plan, and they as remove temporary leasing signs. Mr. Hudson seconded the motion and it was unanimously approved.

Chairman Cesta advised that Christopher Community has professional fees being held and since there has been correspondence with them, the board may need to tap into these fees.

CORRESPONDENCE

A voucher was received from Curtin & Basic P.C. for $1,662.50, $175.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $2,734.10, $2,609.10 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 7:55 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
January 22, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Chuck White, Planning Board Engineer
Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Joy Flood, 3rd Ward Councilor
Matt Mahoney, 6th Ward Councilor
Approximately 4 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

John Szczech — **TM #023.-02-10.1**
2052 **Genesee Turnpike** — **#023.02-11.0 &**
Site Plan — **#023.-02-09.1 (partial)**

Matt Napierala of Napierala Consulting appeared to present the plan for 2052 Genesee Turnpike. Mr. Napierala explained that he represents Mirabito Energy Group as well as property owners J.S. Commercial Properties and William & Karen Pinchak.

Mr. Napierala stated that there are two applications; one of which is a zone change to the Town Board. Mr. Napierala explained that J.S. Commercial property is C5 zone which allows for convenience store and fuel sales. The Pinchak property is C2 which does not allow for convenience store and fuel sales.

Mr. Napierala shared that they want to take down the existing store which is a smaller store with limited fuel dispensing and replace with a new modern convenience store. The new store will be bigger by 4500 square feet and the fueling island for Personally Owned Vehicles (POVs) will have 8 fueling locations. There will also be ample parking surrounding the store as well as E-charging stations. There is also a drive-thru window but they have no tenant for that yet.
Mr. Napierala added that they will also provide a separate diesel island which would separate big trucks from smaller vehicles. There will be an egress path for trucks to enter from Bennetts Corners Road and then egress out onto Route 5. Mr. Napierala also said that they want to push the existing curb cut further to the east away from the intersection and that they are asking for a second curb cut on Bennetts Corners Road.

Mr. Napierala stated they will have to provide a leach field for septic as the existing store is on a well supply. Mr. Napierala added that they have had conversations with OCWA to potentially have public water for the store by bringing water across from the northwest corner of the property

and that they are pursuing this with DOT. Mr. Napierala added that another option is to bore Bennetts Corners Road on the North and then bore across which is more costly.

Mr. Napierala stated that the lease piece is 3.2 acres, and the impact area will be over one acre which puts them in the DEC stormwater program (SPDES). Mr. Napierala added that there is a grading plan and a schematic landscaping plan.

Chairman Cesta advised that this is a scoping session and the Planning Board will wait for a referral from the Town Board referencing the zone change.

Mr. Curtin asked if the portion of the property that is coming out of tax parcel 023.-02-09.1 has already been subdivided. Mr. Napierala replied he needs to verify this as he is uncertain. Mr. Curtin stated that if this has already been subdivided this board has not seen it. Mr. Curtin also wondered if it is to be subdivided out, why not do a merger and have two tax parcels. Mr. Curtin advised he would probably recommend that everything fall into C5 category.

Mr. White said he is curious on where the DOT will land on driveway entrances and circulation. Mr. White added that for the Drive-thru area, queuing can be an issue and will need adequate queuing set up. Mr. White also advised that he would need traffic assessments. Mr. White said he agrees with second driveway and separating commercial and POV traffic. Mr. White added that as the project evolves the board will need to see more detailed site plans, storm water retention, and site lighting.

Mr. White also stated he recommends a long form SEQR for this project.

Mr. Napierala asked if this is an uncoordinated review so that the Town Board has its own SEQR determination and the Planning Board has its own SEQR determination? Mr. White confirmed this; there will be separate applications and separate SEQR actions.

Mr. White also advised they will need a separate subdivision application if they plan to subdivide.

Mr. Curtin shared that the Planning Board is not going over site details at this time; they will make a determination and advise the town board.

Mr. Curtin advised Mr. Napierala to upgrade the package with photometrics, landscaping plan, grading, and an elevation plan. Mr. Curtin added that traffic will be an issue. Mr. Curtin said the Board will also need to see plans for snow storage and greater detail on the dumpster enclosure. Mr. Curtin also advised that the Board requires granite in high impact areas.

Mr. White asked if the front set-back minimum will be met. Mr. Napierala replied that it will not be and they will have to make a variance request.

Chairman Cesta asked what the setback encroachment is and Mr. White responded there will be a 11' encroachment. Chairman Cesta advised that a stacking study needs to be done. Mr. Napierala said that he believes they are over 12 cars before circulating into parking.

Mr. Hudson said he only counts 43 spaces and 48 are needed. Matt advised that they have included the dispenser spaces in their count. Mr. Hudson also said he noted there is no abstract so hopefully there are no surprises. Mr. Hudson also advised Mr. Napierala to be aware of the fact that the stormwater basin is close to a well.

Mr. Mallore asked what the distance is from the diesel pump pad to the exit to Route 5? Mr. Napierala and Mr. Curtin determined it is approximately 110 feet.

Chairman Cesta added that the entrance onto Route 5 can be flexible and advised there is currently no left turn and wondered if the state allow a left turn.

OLD BUSINESS
None

MINUTES
None

DISCUSSION
Chairman Cesta stated that Christopher Community will be back with adjustments on their site plans.

CORRESPONDENCE
A voucher was received from Costello, Cooney and Fearon, PLLC for work done on behalf of the Planning Board for OYA Solar for $892.50, all of which is recoverable. Ms. Lauer moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

A voucher was received from Costello, Cooney and Fearon, PLLC for work done on behalf of the Planning Board for OYA Solar for $375.00, all of which is recoverable. Mr. Klaben moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
Matt Mahoney, new 6th Ward Counciler, wanted to introduce himself to the Planning Board and shared he is looking forward to meeting everyone.

COMMENTS OF THE ATTORNEY
Mr. Curtin stated that he met with 20-25 homeowners of Malibu Estates at an informal gathering and there will be a subsequent meeting schedule so a duly elected board of managers can be formed and will start to assume responsibility of outstanding issues.

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 7:45 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
February 12, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Chuck White, Planning Board Engineer
Paul J. Curtin, Jr., Attorney
Gregg Humphrey, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Village of Camillus Mayor Richard Waterman
Approximately 8 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS
Richard Dudden **TM #019.-01-10.0**
5882 Devoe Road
Preliminary Plat

Paul Dudden, Richard Dudden's father explained that he has received approval from County DOT regarding the curb cut as well as an email from Environmental Health and a letter from County Planning on the 3-mile Review. Mr. Dudden added that the only significant change to the plan is they have added the sight distance and speed limit to where the driveway is going to be as well as a surveyor-added statement attesting to the accuracy of the survey. The legal description was also updated.

Ms. Lauer moved to declare this an unlisted action under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Klaben moved to make a negative declaration under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve and close the preliminary plat. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to waive a Public Hearing. Mr. Klaben seconded the motion and it was unanimously approved.

Richard Dudden **TM #019.-01-10.0**
5882 Devoe Road
Final Plat

Mr. Klaben moved to accept final plat for Richard Dudden subdivision at 5882 Devoe Road as referenced in accordance with the plan prepared by David W. Bush LS dated 1/24/24. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to set parkland fees for one lot. Ms. Lauer seconded the motion and it was unanimously approved.

J.S. Commercial Enterprises/Karen&William Pinchak **TM #023.02-11.0 &**
Southeast Bennetts Corner Rd & NYS Rte. 5 **#023.-02-09.1 (partial)**
Town Board Referral – Zoning Change

Chairman Cesta shared that the Planning Board has already previewed the site at the last meeting.

Ms. Lauer stated that this is an appropriate change.

Mr. Klaben agreed that this is an appropriate change.

Mr. Mallore also agreed that this is an appropriate change.

Mr. White note for the record that it appears that they have aligned the zone change with the southern property line of the adjacent parcel which is what was needed to support the site development. Mr. White also stated that a portion of what is being rezoned is currently R1. Mr. Curtin confirmed this and said that this is what was recommended.

Curtin said he hasn't heard anything negative from the Planning Board or staff regarding this request.

Ms. Lauer moved to direct Mr. Curtin to advise Town Supervisor and the Town Board that the Planning Board recommend the zoning change as requested. Mr. Mallore seconded the motion and it was unanimously approved.

Coppertop **TM #046.-01-02.1**
3372 Milton Avenue
Amended Site Plan

Part I: Dave Schlosser from Schopfer Architects, representing Coppertop Event Center appeared to present the amended site plan. Mr. Schlosser explained that the event center has been very successful. The event center is approximately one acre and Coppertop

Tavern is about 1.25 acres, and parking is interwoven between both. Mr. Schlosser stated that Coppertop had a relationship with the gas station across the street for employees to park. This agreement has expired so they would like to add additional parking on the northern side of the property. This lot was purchased in 2023 and they would like to pave it which would pick up approximately 13 parking spaces: an added 15 on the event center property a loss of 2 on Coppertop Tavern property. Mr. Schlosser stated that the northern side of the property grades down to two catch basins and explained that in 2021 they put in an expansive underground detention center that is 1000 linear feet of stone chambers with a capacity of a little over 4200 cubic feet of storage. Mr. Schlosser also explained that they are adding 5700 square feet of paving and there will be no modifications to the building or detention center. The area of work is restricted to the northern property line. Mr. Curtin asked if the existing detention area has capacity for the new impervious surface. Mr. Schlosser confirmed that it does. Mr. White stated that he would like to see an updated drainage assessment to document this.

Chairman Cesta asked if they are using any adjacent property to the east. Mr. Schlosser responded no and added that the parking count between the two parcels is well over the requirement.

Mr. Humphrey noted there is almost no room to put snow on the property and asked if there is a plan for snow removal so it's not taking up required parking. Mr. Schlosser responded that since there is excess parking, this would be used for storage if it's not trucked off site.

Mr. Curtin asked if the existing and final grade is a gentle slope where everything is coming down towards the back of the building? Mr. Schlosser confirmed this. Mr. Curtin also asked if the catch basins have the capacity to handle the water flow that this additional development will create. Mr. Schlosser replied that he believes they will and added that this will be provided in the drainage assessment they will prepare for Mr. White. Mr. Curtin added that the Planning Board will need to know how many parking spaces would be taken out of occupancy temporarily for snow storage until it is trucked out.

Chairman Cesta advised this application will be put on hold until Mr. White receives and reviews engineering calculations.

Part II: This is in regard to a mural to be painted on the outside wall of the Coppertop Tavern. This part of the application will be continued until a representative comes in as the board has questions that need to be answered.

Part III: Chad Mutter of Luck Grove Telecom explained the plan to add three charging stations in the back lot of Coppertop Tavern. Mr. Mutter added that there will be 32 amp plugs for 6 parking spots. Chairman Cesta asked if this will be an overhead pole or underground. Mr. Mutter replied that National Grid will drop a new pole and Luck Grove Telecom's portion will be underground. Chairman Cesta asked of this will separately metered and Mr. Mutter confirmed that this will be separate. Mr. Curtin asked if they are moving from the side of the Event Center (where the site plan indicates) to the back of the Coppertop building. Mr. Mutter responded that they are moving the location per National Grid. Chairman Cesta advised Mr. Mutter that this will

require a new site plan showing the new location. Mr. Curtin asked if they are using existing parking spaces for this and Mr. Mutter said yes and explained this is used for employee parking.

Chairman Cesta asked if this area is this used for deliveries and Mr. Mutter said that it is not and added that nothing goes through there.

Ms. Lauer asked if there is a handicap ratio or requirement? Mr. Mutter responded there is not one for this project.

Mr. Mallore asked Mr. Mutter if they would they be interested in adding a handicap space, and Mr. Mutter responded that they would do so.

Mr. Klaben shared that he likes new location in the back of Coppertop Tavern better than the original location.

Mr. Curtin advised he would consider moving forward with granting approval subject to a modified site plan circulated to Planning Board members, Planning Board Engineer, Codes Office and Planning Board Attorney for review since they are taking existing parking spaces and incorporating one handicap space.

Mr. Klaben moved to declare lead agency status under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the installation of three chargers with six parking stations, one of which is handicap accessible as stated in forthcoming map. Mr. Mallore seconded the motion and it was unanimously approved.

Gasparini Property Management Inc. **TM #015.-03-05.3**
515 Horan Road
ZBA Referral – Building Permit

Chairman Cesta explained that Gary Gasparini has been in before requesting a variance of approximately 29 feet. Chairman Cesta added that since then, the town has amended the variance to be 50 feet in all commercial-zoned sites. Due to this amendment, now Mr. Gasparini only needs a 13.4 feet variance. Chairman Cesta reminded the Planning Board that the task tonight is only to send a referral to the ZBA on the setback variance requested.

Ms. Lauer stated that she is comfortable making a positive referral.

Mr. Mallore stated he is also comfortable making a positive referral.

Mr. Klaben stated he is also comfortable making a positive referral.

Mr. White stated that the parking stalls shown on the drawings are not the right size and is not sure if this will affect the building location. Chairman Cesta said that the Planning Board can note this in its referral. Mr. White added he has other questions and comments, but they are not relevant to the matter at hand.

Mr. Humphrey said he has no issue with having a variance granted but noted that Mr. Gasparini is restricted to a small portion of the property.

Chairman Cesta added that Mr. Gasparini is proposing a use of P12 which is very limited.

Mr. Curtin advised the Board that the only thing they need to address at this time is that the front line of the building requires a variance of 13.4 feet.

Mr. Klaben moved for Mr. Curtin to craft a letter to the Zoning Board of Appeals advising that the Planning Board has no objection to the setback variance requested. Ms. Lauer seconded the motion and it was unanimously approved.

OLD BUSINESS

B & C Storage **TM #015.-04-07.3**
4004 Box Car Lane
Amended Site Plan

Mr. White shared that he has not completed his re-review of documents submitted to him. Mr. White did note that B & C has reduced the impervious area significantly which is a good thing from a storm water perspective.

Mr. Donahue advised that he has spoken with the chief of the fire department and per the fire department's recommendation has increased the radius for fire truck access.

Mr. White said he will defer to the board as his review is not 100% complete. Mr. White added that he will consider a conditional approval if the board members are in favor and said that based on the overall premise, this project will not have a negative impact to stormwater or surrounding area.

Mr. Curtin stated that everything that has been asked of the applicant has been properly addressed and shared that the board can approve this with the condition that Mr. White sign off on everything.

Mr. White advised there is still an open SPDES permit for another project that should be closed out since that project is complete.

Mr. Mallore moved to declare lead agency status under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare this an unlisted action under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to make a negative declaration under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the B&C Storage amended site plan for 4004 Box Car Lane conditioned upon final engineering review. Mr. Klaben seconded the motion and it was unanimously approved.

Christopher Community **TM #027.-02-03.0**
West Genesee Turnpike
Site Plan Review and Update

Chairman Cesta advised that the board has reviewed the site and there are still a few outstanding issues that they would like to address; primarily the access for residents to get transportation.

Audrey Farwagi of Christopher Community said that a lot the residents do have cars and that some residents can use Call-A-Bus. Ms. Farwagi added that she will look to see if there are any local agencies who can provide transportation. Ms. Farwagi said that the closest bus stop is a bit of a walk but accessible. Chairman Cesta stated that this is an unsafe situation that needs to be corrected and offered options to repursue access through Connelly Acres, contact State of New York regarding the right lane exiting the village, or go back to Centro.

Ms. Farwagi stated that NYS HCR (Homes & Community Renewal) reviewed the project and had no issues.

Village of Camillus Mayor Waterman shared that he feels this situation is a disaster waiting to happen. He has observed people walking in the first lane and added that as you walk up West Genesee Street from Maple Avenue that you must walk in the road. Mayor Waterman added that some people cross the highway and walk up the other side as there is more room. Mayor Waterman said that he feels the ultimate answer is to put a sidewalk down on the north side of the street which would alleviate a lot of the problems. Mayor Waterman added that a Byrne Dairy will be coming to the village and a lot of kids will be walking there which creates a huge safety problem. Mayor Waterman said another solution would be to get an easement through Connelly Acres. Chairman Cesta told Mayor Waterman that they tried to engage with Connelly Acres (2+4 Construction) but weren't successful.

Chairman Cesta said that this is a problem that has to be solved and added that in lieu of the $500.00 per unit Parkland Fee, the board allowed them to construct their own recreation facilities which hasn't been done to accommodate all age groups in residency there; also, there are plenty of recreational opportunities in the Village of Camillus but access to it is blocked.

John Giannuzzi, new VP of Christopher Communities on the Property Management side, shared that his first thought towards resolution is to install a CDBG (Community Development Block Grant) sidewalk and said he will work with Mayor Waterman on this.

Mr. Curtin stated that the application received a lot of attention before and the resolution adopted by the board specifically stated that Centro was to agree in writing to provide bus service to the project and added that since Centro said no to this request, this puts the onus back on the applicant. Mr. Curtin also advised that sidewalks were supposed to be built to get people safely up the hill from West Genesse Street which has not been done. Mr. Curtin stressed that public transportation for this facility and its residents was key as part of the board's deliberations, and that this is an issue of public health and safety as people are walking on the shoulder of West Genesee Street which is not safe. Mr. Curtin also said that the board was encouraged to waive parkland fees at a significant savings to Christopher Community for recreational facilities so something needs to be put there; also, some sort of lighting needs to be added at West Genesee Turnpike for safety purposes, there is tree damage on the western side of fence, and there is inadequate fencing. Ms. Farwagi advised they are currently addressing the lighting and fencing. Chairman Cesta said that the landscaper warranted the trees and suggested they identify the trees that have not survived.

Mr. Curtin recommended that Christopher Community come back for the first meeting in March.

MINUTES
None

DISCUSSION
Chairman Cesta said the board will continue to view applications for EV charging stations until Mr. Curtin can craft something that can go into the code. Mr. Curtin said he will put something together and review with Mr. White and Mr. Humphrey.

CORRESPONDENCE
A voucher was received from Curtin & Basic P.C. for $1,800.00, $200.00 of which is recoverable. Mr. Klaben moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $1,551.00, $1,351.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
Mary Luber asked if Route 5 is a County or State Road. Mr. Curtin responded this is a State Road. She believes the solution is that this does not need to be a double lane highway in the Christopher Community area. Mr. Curtin suggested she put together an Ad-Hoc committee to address this with the state as this is a DOT issue. Mr. Curtin said this still doesn't address the

Centro transportation issue to the property. Ms. Luber added that this isn't going to solve the issue of children and adults walking to the Byrne Dairy or any other place in the village. Mr. Curtin stated that a certain number of the units were approved as handicap accessible; and Centro needs to be part of the solution and recommended to get the County Executive involved. Mr. Curtin and Mayor Waterman both agree that going through Connelly Acres is the best solution.

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 8:32 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
February 26, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 4 people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

Coppertop **TM #046.-01-02.1**
3380 Milton Avenue
Amended Site Plan

Kelly Henning appeared to present Coppertop's plan to paint a mural on the side of their building located at 3380 Milton Avenue. Ms. Henning noted that the side of the building is not appealing and Coppertop is looking to spruce it up with a mural. The mural has a Camillus theme so it connects with the town. Two different renditions were shown; one with the side door painted and one with the side door not painted.

Mr. Hudson asked if an artist has been selected to do the mural. Ms. Henning responded that she doesn't believe they have decided on an artist. Mr. Hudson advised that he would like to know the qualifications of the selected artist; namely if they have done this type of work before, and if so how long the mural lasts.

Mr. Klaben stated that he would like the door painted and also expressed concern around durability of the mural: how long it lasts and the plan to maintain the mural. Ms. Henning explained that for their other locations they are spruced up when they start to fade.

Chairman Cesta asked if the artist gave more options to which Ms. Henning replied no and added that they can give other options if the board would like. Chairman Cesta stated that the board consensus is that the door should be painted. Chairman Cesta asked if there will be lighting. Ms. Henning confirmed that there will be lighting at night that will just be on the edge of the building. Chairman Cesta advised that the board requires cut sheets on light fixtures. Chairman Cesta also asked if the artwork is sealed over. Ms. Henning confirmed that there is a finishing coat.

Mr. Curtin observed that when looking at the building from Onondaga Road there are a lot of mechanicals to the left and suggested that they be painted a neutral or green color to blend in with the mural. Mr. Curtin explained that lighting has to be carefully chosen to be able to illuminate the side of the building but also not to allow spillage onto the public road and added that lighting cut sheets need to be provided.

Mr. Curtin advised that the next step is to provide a site plan application with any changes shown as well as a short form SEQR. Mr. Curtin suggested that they modify the plan and come back with lighting detail.

Chairman Cesta had a comment from the ZBA. They previously granted a variance on the front sign and in the record, they requested that the bolts be landscaped with small plantings. Chairman Cesta advised Ms. Henning to make sure that this is taken care of this summer.

Mater Dei Academy **TM#: 006.-02-34.0**
2656 Warners Road
Site Plan

Chairman Cesta advised that the Planning Board has looked at the plan and since this an ongoing project a master plan needs to be approved in order to avoid segmentation.

Brian Peterson shared that the push is for the ball fields to be installed this year and added that this is the critical time to get a contractor lined up.

Chairman Cesta asked Mr. Curtin how best to proceed with this. Mr. Curtin started by complementing Ms. Horst for an excellent, thoughtful, and thorough presentation that addresses most if not all of the previously raised concerns by the Planning Board and engineer. Mr. Curtin shared that the engineer is out of town and hasn't had an opportunity to review the plans. Mr. Curtin said that the Planning Board can contemplate a concept plan which can be approved and then bifurcated into phases after the fact. There will be a master SEQR which would apply to the entire site. The Planning Board can take lead agency and deem the application complete for purposes of review. Mr. Curtin advised the applicant to wait for the first meeting in March when Mr. White will be there to make sure there is nothing outstanding. Mr. Curtin added to call the ball fields Phase I which can be reviewed and approved at the next meeting when Mr. White is present.

Mr. Peterson explained that the 1st Phase encompasses the ball fields and driveway extension with parking (as well as handicap parking per requested) and a small spur in order for buses to be able to back into and pull back out. There will be a possible retaining wall which won't be part of this Phase. Mr. Peterson added that he is hoping to get the fields started as they drive the next phase which will be the field house and parking.

Ms. Horst shared that there will be stormwater management with each phase so they don't have to build a huge system.

Mr. Peterson stated there are two parts of Phase 2: 2A which is the field house and 2B which is the new church. He would ideally like to build the church first but due to funding will most likely build the field house which would serve as a temporary church short term, and then the field house long term.

Ms. Horst said that they are talking with Army Corp and DEC on the wetland, and they have started permitting with them and decided it was easier to shift everything over.

They just have to verify the edge of the wetland which will be completed in March or April. They have also met with the Fire Department who advised they want another hydrant and to widen the access road to the field house. Ms. Horst said they have also been in contact with both County DOT and State DOT, and they only need a curb cut from County DOT for the Newport Road entrance. Ms. Horst advised they have met with OCWA as well.

Chairman Cesta asked about the outdoor basketball courts. Mr. Peterson advised they will be tied in with Phase 2.

Chairman Cesta also asked about an entrance on Warners Road. Mr. Peterson explained that this is no longer part of the plan and that there will be a new curb cut on Newport Road.

Mr. Hudson asked if the yellow house next to the firehouse on Newport is included in the plot. Mr. Peterson advised that this house is not part of Mater Dei. Mr. Hudson noted that for the baseball fields and soccer fields from the west end compared to the east end there is a 20 feet difference in elevation. Ms. Horst replied that this is a 1-2% slope which will be cut. Hudson asked if there will be a retaining wall. Ms. Horst responded that this would blend back to grade initially, and phase 2B and the cemetery will incorporate a retaining wall. A retaining wall is not needed at this time. Mr. Hudson also asked when the fields will be ready if work starts in the spring. Mr. Peterson responded they won't be ready until next year. Mr. Hudson asked how they plan to irrigate the fields, and Mr. Peterson said they will use a water reel.

Chairman Cesta advised that Chuck White will have the ultimate say in advising the Planning Board that Phase 1 is good to go.

Mr. Curtin advised that the Planning Board can take lead agency status on the application as an overall concept plan with the clear understanding that Phase 1 will incorporate only the baseball and soccer fields and the associated infrastructure. The master SEQR is overall and shows the most intense use of the property.

Chairman Cesta asked about the size and location of the bleachers. Mr. Peterson replied that they are movable and not built in. Chairman Cesta advised that they may need to know how many tiers they are and how many people can fit on them. Mr. Curtin shared that many people bring their own chairs to athletic events and suggested that there be a designated area for these chairs.

Mr. Klaben moved to declare lead agency status under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

OLD BUSINESS

None

MINUTES

Ms. Lauer moved to approve the minutes of January 8, 2024, January 22, 2024, and February 12, 2024. Mr. Hudson seconded the motion and it was unanimously approved.

FEBRUARY 26, 2024 PLANNING BOARD MEETING

DISCUSSION
None

CORRESPONDENCE
None

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Ms. Lauer moved to adjourn the meeting at 7:50 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
March 11, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 7 people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

Dublin Development **TM #017.-02-81.1**
189 Bennett Road
Site Plan

Dan Stanistreet and his engineer Mr. Morris appeared for their site plan. Mr. Stanistreet explained that he is seeking a building permit from the Codes Office for a building that was already approved. Mr. Stanistreet added that he was going to add two triplexes two years ago but due to COVID decided to just add one, and he would now like to add other building. Mr. Stanistreet said this building was a triplex, and he now wants it to be a duplex (was originally approved for 14 units and is now only 10 units). Chairman Cesta asked if there are any other site changes. Mr. Stanistreet said there were no other changes but said that the Codes Office was concerned about the access easement. Mr., Stanistreet explained that all easements are okay and that a covenant was already approved for the sharing of the driveway for all buildings. Chairman Cesta asked of the easements noted on the recorded deeds and Mr. Stanistreet confirmed that they are. Chairman Cesta also asked if there are no intentions to further subdivide the property and Mr. Stanistreet said he does not intend to subdivide.

Chairman Cesta then asked Mr. Stanistreet if he received a letter from the Codes Office regarding the location of the fire hydrant and asked what his response is to that letter. Mr. Morris stated that he measured, and the hydrant is 508 feet from the building. Chairman Cesta advised there needs to be a roadway taken into consideration for the measurement. Mr. Morris said that it is 500 feet going along Warners Road. Mr. Mallore advised that the fire department won't go down Warners Road and through the woods/shrubs to get a hose to the building and there needs to be a roadway. Mr. White explained that the approved plan from 2019 had a hydrant line coming in from east, and this hydrant is not on the current plan.

Chairman Cesta advised that Codes has to follow the State Fire Law section 5075.1, and the Planning Board can't waive these requirements. Chairman Cesta advised Mr. Stanistreet to work with Gregg Humphrey and Dave Webster in the Codes Office to make sure this issue is resolved so the Planning Board can grant all approvals.

Chairman Cesta also advised Mr. Stanistreet that he will need to note the change of the building (from triplex to duplex) on the amended plan application.

Mr. Stanistreet asked Mr. White about the timeline of putting in the fire hydrant. Mr. White suggested that Mr. Stanistreet reach out to OCWA as they would probably install the hydrant and would want an easement from him.

Mr. Hudson noted that on the plan, where gradient 432 crosses the gas line there is a vinyl black corrugated sticking out and asked what this is. Mr. Stanistreet replied that it is a 2" force main to take sewage down to pump. Mr. Hudson asked if this has a shut-off valve, and Mr. Stanistreet responded that it actually has two shut-off valves. Mr. Hudson also asked where the grate on the southwest corner of the unit goes, and Mr. Stanistreet replied that it goes to detention pond. Mr. Hudson also noted that the survey shows a berm between the grate and pond. Mr. Stanistreet responded that he was not aware of the berm but added that everything is fully operational.

Mr. Stanistreet said that this plan was approved before, and Ms. Lauer explained that this was approved before, but the plan that was approved had a fire hydrant in the area. The current plan does not have one which is a life safety concern. Mr. Mallore agreed with this statement.

Mr. White added that even though that there is an approved grading plan, since the last unit hasn't been constructed, they may not have gotten the final contours in yet. Mr. White explained that there are 5 or 6 proposed rain gardens and they will want to make sure all stormwater features are in place and operational as per the original plan. Mr. White suggested that Mr. Stanistreet contact Steve Drake at OCWA.

Anthony Rotella/BMR Properties **TM #046.-07-28.2**
3253 Milton Avenue
Amended Site Plan

Chairman Cesta explained that this plan was originally approved in 2020 but has timed out which is why Mr. Rotella is back. Chairman Cesta added that there is a change to the use of structure that needs to be identified and asked Mr. Rotella if there are any other changes. Mr. Rotella responded that the building would have an overhead door and the name is changing. Chairman Cesta asked if there will be a signage change. Mr. Rotella responded he will leave it alone for now so there will be no signage. Chairman Cesta then asked if there will be any lighting changes. Mr. Rotella said there will be normal lights on the building.

Ms. Lauer asked if there are specs for the wall packs. Ms. Lauer also asked if there is a table of parking and said it is encouraged to put some in reserve.

Chairman Cesta said that since the use appears to be light vehicle maintenance that the parking requirement is 4 spaces for every bay. Chairman Cesta noted that since the plan has proposed 11 spaces that it might be prudent to shorten that which would mean less of impervious surface and they can keep some in reserve if needed in future.

Mr. Hudson noted that the application has 1,200 square feet but it looks like it is 2,400 square feet from the schematics. Mr. Hudson also asked what the siding will look like on the addition. Mr. Rotella replied that it will be the same metal siding as what is currently there.

Chairman Cesta asked about the potential fence that was proposed for the daycare. Mr. Rotella replied that they plan to relocate it by moving it over 6-8 feet which will make a smaller play area. Mr. Rotella added that the footprint remains the same.

Mr. White asked for clarification that this plan is in front of the Planning Board for reapproval since it has timed out. Mr. Rotella confirmed this. Mr. White noted that the parking spaces should be 10' x 18' and nothing is dimensioned on plan; this should be shown. Mr. White added that he would like to see how Mr. Rotella arrived at their parking needs; as well as a detailed site plan with grading plans that show the topography and limits of disturbance. Mr. White said the will also need to see an erosion sediment control plan. Mr. White also advised that any new sewer use or increased use needs to offset in certain areas which applies here. Mr. White noted that since the entire property is within the 100-year flood plain, Chapter 31 of the town code requires that a flood plain development permit be obtained from the Codes Office. Mr. White also added that the town code requires a minimum of 2' above base flood elevation and the site plan does meet this requirement based on the elevation shown on FEMA map pulled from FEMA's website. Mr. White advised this will have to be addressed and confirmed with the Codes Office.

Chairman Cesta said he will check with Mr. Curtin to see if this needs to go back to the county.

Chairman Cesta advised Mr. Rotella that he needs to provide the adjustment to parking; elevation showing the garage door, and a corrected application reflecting the name of current business as the current application is wrong.

Chairman Cesta asked what the use of the new building will be, and Mr. Rotella said it will be used for automotive detailing. Chairman Cesta asked about accessible parking in the back and advised Mr. Rotella that he may want to consider having an accessible parking spot in the back since the client entrance is in the back.

Mr. White advised Mr. Rotella that he will a send summary of everything he touched on during the meeting. Mr. White also advised Mr. Rotella that there are fees associated with the flood plain development permit which are referenced in Chapter 31.

OLD BUSINESS

Mater Dei Academy **TM#: 006.-02-34.0**
2656 Warners Road
Site Plan

Chairman Cesta asked if there will be night lighting for the ball fields. Brian Peterson said that night lighting is not a consideration at this time due to funding.

Terry Horst advised they plan to have a path off of the parking lot which will provide access to both fields.

Chairman Cesta asked if they plan to lease the fields out to other organizations, and Mr. Peterson replied they do not plan on doing so.

Ms. Lauer asked about the material for the path, and Ms. Horst responded that it will be a stone dust path.

Mr. White noted that there will be 3-4 ADA parking spaces and asked how the fields will connect to the existing parking; namely how does one get from parking to the fields. Ms. Horst explained that they will walk. Mr. White asked if they would walk through an open field, and Mr. Peterson explained that they will walk through a well-maintained yard. Mr. White asked how buses and ambulances will turn around to get out, and Ms. Horst explained that there will be a hammerhead for them to back into and then be able to turn around. Mr. White suggested to consider a hard surface path as part of this phase rather than pedestrians having to walk through an open field.

Ms. Horst asked about the lead agency process. Mr. White explained that other involved interested agencies will get contacted. Mr. White added that the overall and entire project is a Type 1 action and the town will initiate a coordinated review which will reach out to the other agencies. Mr. White added that that Onondaga County Dept. of Transportation is a critical agency, and Ms. Horst advised she has already received a letter from them.

Ms. Horst also asked if the SWPPP notice of intent should be for the entire project or just the fields? Mr. White responded that he wouldn't expect them to have everything at 100% for all of the future phases; but they should have a plan that gets them there and added that he'd like to see them permitted for the site rather than have to keep coming back multiple times throughout the project.

Mr. White advised he will have a conversation offline with Ms. Horst regarding stormwater.

Ms. Horst shared that they have a notice of intent from 2018; an MS4 for soccer fields which has been kept open. Mr. White said he wasn't aware that there was an open SPDES permit on the site, but the SWPPP that was prepared before doesn't meet today's standards. Mr. White advised that the appropriate path is to come up with a stormwater plan and submit a revised SWPPP so it matches what needs to be done with this site in order for it to be compliant.

Mr. White explains that he wants to confirm with the Planning Board attorney if they can start moving the coordinated review process along since the town has already declared lead agency. Chairman Cesta advised they will identify the other agencies. Mr. White added that a coordinated review has a 30-day calendar; letters are sent out to other agencies who have 30 days to respond. Mr. White also advised that this would have to go to SOPCA since there is a state road on one side and a county road on the other side.

Mr. White added that they need to make sure that the existing septic system has the adequacy to take on the additional loads to and have adequate and suitable areas for additional septic systems as the project progresses.

Mr. White advised they will have to come back with Phase II, and Chairman Cesta added that they will have to come back with a short form SEQR for each phase of the project.

Mr. Peterson advised that they had an engineering review for the existing septic for the field house piece project and they felt it is adequate for that.

Mr. White said he will work with Ms. Horst in order to get through SEQR so he can make recommendation to the board for them to consider granting approval to move forward with Phase I.

Chairman Cesta asked if they are planning on using the fields this summer/fall. Mr. Peterson explained they will be seeding and not using sod, so they do not plan on using them this year.

Mr. Mallore asked if they are still using the curb cut between the two houses on Warners Road. Mr. Peterson replied that this curb cut is not associated with the school or church. It is not theirs; it is privately owned.

Mr. White asked Mr. Peterson if he was familiar with BVM Athletic fields. Mr. Peterson explained that this stands for Blessed Virgin Mary which was the previous name of the school and it is the same entity.

Chairman Cesta advised Mr. Peterson and Ms. Horst that they can come back when Mr. White and Mr. Curtin say they are ready to address SEQR.

Christopher Community **TM #027.-02-03.0**
West Genesee Turnpike
Site Plan Review and Update

John Giannuzzi shared that the present CEO has reached out to the county trying to look for solutions. Mr. Giannuzzi added that they are looking at CDBG (Community Development Block Granite) sidewalks. Mr. Giannuzzi added that he did an evaluation of vehicles and shared that there are 60 units on the site, 2 of which are vacant; and there are 49 families with at least one vehicle. Mr. Giannuzzi also said that Centro has shut them down but he is looking for another route to get to Centro. Mr. Giannuzzi is also looking to see if any modifications can be done to the site. Mr. Giannuzzi said that they have made improvements to the site and the fencing has been repaired.

Mr. White stated that the Town of Camillus historically has been successful with CDBG grants and suggested Mr. Giannuzzi to have a discussion with the village. Mr. White also advised that the clock is ticking given this year's funding cycle.

Mr. Giannuzzi also shared that he has had no success with 2+4 Construction regarding access through Connelly Acres. He added that he talked with Mayor Waterman about possible bicycle paths.

Chairman Cesta said that he doesn't understand why Centro can't go up there; and Mr. Giannuzzi agreed since school buses do. He advised that he is still working on this and will continue to work on all of the issues.

Chairman Cesta advised to please provide updates since the attorney deemed this a failure as well as a safety issue. Chairman Cesta stated if they need a letter from the Planning Board stating their position on the needed improvements, Mr. Curtin can craft this.

Chairman Cesta also suggested to go to the NYS DOT WEST residency on Devoe Road, speak with the resident engineer and explain everything to see what it would take to stripe the area, and added that they do not need both lanes exiting the site. Mr. Mallore agreed with this statement and added that closing off the inside lane would improve the line of sight for Centro.

MINUTES
None

DISCUSSION
Chairman Cesta advised that the town is requiring picture ids for everyone, and they can either provide a picture or contact the town to have their picture taken. Chairman Cesta said he will check to see if the board members need one.

CORRESPONDENCE
A voucher was received for $85.00 for Chairman Cesta to attend SOPCA training. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 8:42 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
March 25, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Chuck White, Planning Board Engineer
Paul J. Curtin, Jr., Attorney
Gregg Humphrey, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
Joy Flood, 3rd Ward Councilor
Approximately 5 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

Mirabito **TM #023.-02-11.0**
SE Bennetts Corners Rd & NYS Rte 5 & 023.-002-09.1
Preliminary Plat

Matthew Napierala stated that at the previous meeting he discussed the preparation for a zone change for the road frontage parcels, he was advised that the zone change parcel should be a single lot. Mr. Napierala explained that this portion is highlighted as Lot 1.1. The northern piece is an existing parcel owned by William Pinchak and the southern parcel is owned by William and his wife Karen Pinchak. Mr. Napierala said that the map is taking the northern lot of Mr. Pinchak's property and combining that with a subdivided piece of the southern lot to create a new lot consisting of 1.996 acres. This parcel, inclusive of the parcel to the west will be the Mirabito development. Lot 1.1 will be the zone change lot which will allow for a convenience store and fuel dispensary use.

Mr. White asked if Lot 1.1 and lot 2 will remain separate lots. Mr. Napierala responded yes and explained that there is a ground lease agreement that Mirabito will be leasing from both J.S. Commercial Properties and the Pinchaks separately. The subdivision just formalizes the boundaries for the lease and zone change for Lot 1.1.

Mr. Curtin said this conforms to what was discussed previously.

Ms. Lauer moved to send preliminary plat to County. Mr. Klaven seconded the motion and it was unanimously approved.

Mr. Napierala wanted to share a quick summary as to where they currently stand. He said that once the zone change has been approved, he will come back to the Planning Board with a complete updated set of plans inclusive of stormwater report as well as a traffic study. Mr. Napierala said he has had conversations with DOT regarding curb cuts, and on West Genesee Street/Route 5, the egress point has shifted further to the east. There were two curb cuts and they are now making it one, and DOT is agreeable to the curb cut location off of Route 5. Mr. Napierala has also had conversations with County DOT regarding access off of Bennetts

Corners Road and is offering the northernly driveway to Bennetts Corners Road will be right in/right out and the southernly access to Bennetts Corners Road will be full access; they like the idea of separating truck traffic to the new diesel fuel dispensing island from pedestrians and vehicles. Mr. Napierala added that they are also pursuing public water and a water district for this parcel. There is water to the northwest and they are looking to do a board crossing of Bennetts Corners Road to the east and south across Route 5 to provide public water to this site and will have a septic system for sanitary source.

Chairman Cesta noted that the northern exit may change circulation for truck traffic exiting west. Mr. Napierala stated that the DOT has agreed to full access.

Mr. Mallore asked if anyone heading south on Bennetts Corners Road has to go to the light on Route 5 and take a left. Mr. Napierala said that cars can still exit to Bennetts Corners Road. Mr. Mallore said he meant the trucks using diesel pumps; to which Mr. Napierala said he was correct; these trucks would have to go to the light and take a left.

Mr. Hudson noted that there have been 119 accidents over ten years on this corner and stated that he doesn't see how adding large trucks will make it safer and anticipates problems with this. Mr. Hudson said he would like to see a traffic study. Mr. Hudson added that he believes the exit onto West Genesee Street needs to be wider than the 30 feet that is on the plan. Mr. Hudson also noted there are two wells on the property now and asked Mr. Napierala because they need water. Mr. Napierala replied that the well water isn't high quality; it is hard water, and public water will enhance the commercial entity. Mr. Hudson further noted that the shoulders are fairly tight and narrow. Mr. Napierala agreed and shared that he noted that the shoulder is heavily treed and they will clean that up which will help site distance. Mr. Hudson suggested lowering the speed limit.

Russell Rich **TM #017.-05-29.0**
162 Bennett Road **& 017.-05-30.0**
Lot Line Realignment

Russell Rich explained that he was in with this lot line realignment 1 ½ years ago; it took that long to get an updated survey. Mr. Rich said that their Lot line was always shared with 164 Bennett Road and the whole thing is made up of triangles. He bought 164 Bennett Road and has it rented (income property). Mr. Rich added he would like to square up the yard and leave the rental property with a small yard.

Chairman Cesta asked if there is a right of way for the drainage easement. Mr. Rich replied that the town owns it. Chairman Cesta asked if it continues into other parcels. Mr. Rich said that no, it stops. He added that it crosses over a little bit into 160 Bennett Road and the previous owners refused to let the town go any further. Chairman Cesta also asked where the culver pipe drains. Mr. Rich explained that there used to be a pond that has been filled in and the southeast area is wet all the time. Chairman Cesta asked if it ever floods. Mr. Rich said it does not and added that it usually dries up in June or July. He will just keep this area as green space.

Mr. Curtin asked Mr. White and Mr. Humphrey if there would be any benefit to extending the easement since it is picking up offsite water. Mr. White said he is not sure as he doesn't know the history. Mr. Curtin asked if there is piping in the easement and Mr. Rich confirmed there is

piping. Mr. Humphrey said that it may be worthwhile for the owner to pursue if there is an issue with drainage and added that he will take a look at it for future reference.

Mr. Hudson moved to declare lead agency under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare this an unlisted action under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to make a negative declaration pending submittal of SEQR form. Mr. Hudson seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the lot line realignment of the Russell Rich Property located at 162 Bennett Road, Camillus NY, tax parcels #017.-05-29.0 and #017.-05-30.0 in accordance with map prepared by Ianuzi & Romans Land Surveying, P.C. dated July 10, 2023, with no revisions and no conditions. Mr. Mallore seconded the motion and it was unanimously approved.

Cameron Group, LLC **TM #017.-04-08.1,017.-04-09.0**
532 Hinsdale Road **& 017.-.4-10.0**
Town Board Referral – Zoning Change

Chairman Cesta explained that this is across from the TRU Hotel at Township 5 and added that prior to this there was a zone change to LBO that really isn't functioning as it should.

Mr. Curtin advised that this is a referral from the Town Board and is an advisory opinion or recommendation from the Planning Board to the Town Board. Mr. Curtin recommends that the Planning Board consider a recommendation that the Town Board undertake the rezoning at a point in time of the entire corridor from LBO to C5; not just this parcel and added that his concern in not doing this would be spot zoning.

Chairman Cesta advised to send a positive recommendation to the Town Board with the notation that entire the corridor to Warners Road be considered to be rezoned in order to avoid spot zoning.

Mr. Mallore moved to authorize and direct Mr. Curtin to advise the town board accordingly. Mr. Hudson seconded the motion and it was unanimously approved.

OLD BUSINESS
Storke Renewables, LLC **TM #015.-01-37.3**
6051 Belle Isle Road
Site Plan

Chairman Cesta advised Ryan Storke that they haven't been in since August 2023 so the Planning Board will need a formal letter requesting an extension since they are only good for six months.

Mr. Storke shared they have been working on the checkpoints from Mr. White for emergency response plans and added that they still need to work on the operations and maintenance plan on the landfill. They have received a positive response from National Grid for interconnection on either Belle Isle Road or the other transmission segment that runs through there. Mr. Storke added that they have also put an emergency response plan together and have provided their email correspondence with the fire chief.

Chairman Cesta advised Mr. Storke that their current professional fee balance is $3,422.00.

Mr. White told Mr. Storke that they haven't fully addressed all of the comments he provided back in August 2023. He received a partial letter in August 2023 but he hasn't received any other communication since that time addressing the remainder of his comments. Mr. White added that the letter did not include complete itemized responses. Mr. White told Mr. Storke that he will issue a second letter if that helps.

Mr. White stated that he still hasn't seen a stormwater plan. Mr. White also advised Mr. Storke that the town has made some improvement plans to access inside the landfill since they were last here in August 2023 and wasn't sure if they are fully aware of the changes and added that the town's proposed improvements are in conflict with where the utility poles would be located.

Mr. White stated that all items need to be closed out before he can make a recommendation to the board and advised Mr. Storke that he will send him a second letter which will summarize which is still open.

Chairman Cesta asked about battery storage and Mr. Stork explained that they have removed it because it would have been a negative impact to the project and added that the site plan has been updated to reflect this.

Mr. White said he will share the town's proposed improvements to Mr. Storke.

Mr. White also noted that there is a now ballasted fence and Mr. Storke explained this is because they didn't know where the extent of the cap was. Mr. White stated that he will need to know how the ballasted fence will fit into the contours and would like to discuss the location of the fence.

Mr. Curtin stated that he has gone through the most recent submissions, namely the maintenance plan and emergency response plan. He has comments and will detail them in a memo to Mr. White so he can incorporate them into his comments as well. Mr. Curtin did note that the Emergency Response plan makes reference to Watkins Glen Solar Energy Center that needs to be changed.

Mr. Curtin asked about the maintenance of the panels themselves; namely if they will require cleaning and/or maintenance to heighten their efficiency. Mr. Storke responded that the degradation rate assumes accumulation over time with no cleaning, but explained they will use a case-by-case basis especially if the power factor ever came down. Mr. Curtin explained that some companies use a chemical solution to clean panels, and if this is a possibility it has to be disclosed in the maintenance plan because the cleaning solution will come off of the panels and percolate into the ground.

Joy Flood expressed a concern about the dust. She wondered that since there is a lot of moving dirt and soil what will that do to the panels. Mr. Storke replied that they are financially motivated to keep them clean.

Chairman Cesta advised Mr. Thorpe to work with Mr. White on the outstanding issues.

MINUTES

Ms. Lauer moved to approve the minutes of February 26, 2024. Mr. Mallore seconded the motion and it was unanimously approved

DISCUSSION

Chairman Cesta received a letter from Dan Matthews from 315 Brewing. Mr. White said Mr. Matthews last came to the board in April 2023 and added that since he missed the meeting, he sent Mr. Matthews an email with basic comments and never heard back. Mr. White stated that the site plan was lacking detail, there was no stormwater or drainage plan and the grading was incomplete. The plan was also inconclusive on paving, striping, and traffic. Mr. Curtin added that Mr. Matthews didn't want to pave his parking area.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $2,164.00, $1,964.00 of which is recoverable. Mr. Hudson moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Curtin & Basic P.C. for $3,700.00, $600.00 of which is recoverable. Mr. Klaben moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

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COMMENTS OF TOWN OFFICIALS

Joy Flood would love to see the Hinsdale Road corridor as commercial as it is not useful the way it is currently.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 8:03 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
April 22, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Matt Mahoney, 6th Ward Councilor
Approximately 5 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS
None

OLD BUSINESS
Hematology/Oncology Associates **TM #027.-2-01-01**
5700 Genesee Street #10
Site Plan

Ray Nasoni from Signarama appeared to present the new signage for Hematology/Oncology Associates. Mr. Nasoni explained that the signage will be halo-lit channel lettering and added that the light will be directed towards the building and won't project out. Mr. Nasoni said that the three entrances will have different signage. The Hematology Oncology Associates lettering will be white PVC individually cut and the only part that will be lit is the HOA portion for the signage that is facing the entrance onto Cobbler Way. Mr. Nasoni stated that the large sign on the front of the building will be all halo-lit. Chairman Cesta asked what type of lighting will be used. Mr. Nasoni responded it will be white LED lighting which will stand off the building 1 ½". Ms. Lauer asked if the pylons are lit. Mr. Nasoni advised that they will be externally lit with ground lighting. Chairman Cesta asked if the pylon sign is where the existing Wellington sign is, and Mr. Nasoni confirmed that it is. The pylon sign will be on the entrance from Hambletonian Way and they will not be using the existing pylon signs. Chairman Cesta asked if there is a sheet that shows the location of the sign relative to Route 5. Mr. Nasoni responded there is not and added that they aren't sure of the exact location. Chairman Cesta noted that there are mature pine trees there, and Mr. Nasoni said he believes they are taking them out and replacing with new landscaping. Chairman Cesta also asked about the stone color. Mr. Nasoni explained that they aren't doing the stonework; they are just supplying the signs but added that he believes it will probably be gray stone. Chairman Cesta asked if the north-facing sign will be lit and Mr. Nasoni confirmed it will be. Chairman Cesta also asked about the signage material. Mr. Nasoni stated it is stainless steel outside and polycarbonate inside, and the letters will be all white.

Mr. Hudson asked if the north-facing sign will automatically be lit when it's dark. Mr. Nasoni said the lighting will be on a timer. Mr. Hudson shared that he hopes the stonework isn't red, and Mr. Nasoni replied that it is his understanding that they will be sticking to a natural stone look. Mr. Hudson asked if there will be landscaping around the Hambletonian sign. Mr. Nasoni said he believes there will be and added that they have based the design around the housing complex.

Mr. Klaben stated that it would be nice to see a landscaping package.

Ms. Lauer stated that the signage is attractive and added that she likes the directional signage.

Mr. Curtin asked if the signage on the north side of the building will turn off at a certain time at night. Mr. Nasoni said he imagines it would turn off between 11:00 pm and 12:00 am. Mr. Curtin said he would recommend it be turned off at 11:00 pm. Mr. Curtin added that Hematology/Oncology Associates should come back with landscaping plans for around the signs. Ms. Lauer added that it would be nice to see an aerial view of the signs. Mr. Curtin asked if there is a timeframe. Mr. Nasoni stated that HOA is opening in September and the sign people anticipate starting their portion in 12-14 weeks.

Chairman Cesta shared that the board is pleased with the signage but will need cut sheets for lighting as well as the landscaping plans for the monument signs. Chairman Cesta added that the board will also need to know if they plan on removing trees and if so, what they plan to replace them with. Chairman Cesta said he believes they can order the signs at this time.

Mr. Curtin advised that if the signage elevations are meeting the board's approval, they can be approved but added that the board will still need some other information from the owner/developer.

Mr. Hudson moved to approve the signage. Mr. Klaben seconded the motion and it was unanimously approved. Mr. Curtin stated that the resolution should contain the condition that the required cut sheets will include Elevation A South inclusive of details, Elevation B West inclusive of details, Elevation C North inclusive of details, the monument sign to replace the existing monument, and the directional signs that will be internal to the site in locations that have been identified to assist patients with entering and exiting the facility.

Dublin Development **TM #017.-02-81.1**
189 Bennett Road
Site Plan

Dan Stanistreet appeared to provide an update with his pending application. Mr. Stanistreet presented a letter from OCWA for the addition of a new fire hydrant and explained that he is putting a hydrant across from his driveway which will be well within the required 600 feet. Mr. Stanistreet added that the Codes Office advised him that if the hydrant is put here and the Planning Board says they don't have any issues, then he can

proceed. Mr. Stanistreet also said that he received a letter from Mr. Weber in the Codes Office advising him that once his architectural print is stamped, he will give Mr. Stanistreet a building permit. Mr. Stanistreet stated that the total from the edge of pavement to across the street where the hydrant is going will be 405 feet; 365 feet from the edge of the pavement to the top of the driveway plus 40 feet across the street.

Mr. Curtin advised that the Planning Board needs a plan showing the location of the hydrant. Mr. Stanistreet asked for a conditional approval so he can proceed. Chairman Cesta shared that he spoke with Mr. Weber who said he is comfortable with this. Chairman Cesta added that the Planning Board would also like to see the site plan change from 3 units to 2 units. Mr. Stanistreet agreed with this and added that this building permit is just for the triplex, which was already approved. Ms. Lauer asked if the plans show the old hydrant and stated that if they do, it needs to be removed. Chairman Cesta shared that Mr. White has no concerns.

DISCUSSION

Elm Hill Estates **TM #037.-01-03.0**
100 Eagle Lane
Scoping Session

Christopher Murgia, manager of Elm Hill Estates, appeared to discuss two options he had for Elm Hill Estate's dumpster enclosure location.

Mr. Murgia explained that the first option is the northeast corner of the driveway which is right at the entrance and added that this option would lose the least amount of parking spots (one spot). There will be an enclosure approximately 30'W x 12" D x 7'H and would fit 3 dumpsters. This would entail extending the driveway and pouring a concrete pad. Mr. Murgia added that this would be approximately 23.5' from Milton Avenue and is further back from the entrance sign. Mr. Murgia said he was wondering how close to the road the dumpster enclosure can be.

Mr. Murgia explained that the second option is back next to the garage which is where the dumpsters are currently located (with no enclosure). Mr. Murgia shared that with this option they would have to take 40' instead of 30' for truck access which would lose 4 parking spots. For this option they would have to put in fill and pour a concrete pad onto the grass.

Mr. Murgia also shared that he spoke to Mr. Weber from the Codes Office about lining the dumpsters towards the end of the property but was advised that this is the county sewer main location and they would not be able to install fencing. Mr. Murgia was hoping to do this but cannot due to the sewer main.

Mr. Murgia stated that wanted to share his two ideas with the board before proceeding any further.

Chairman Cesta asked if the dumpsters are 8-yard dumpsters. Mr. Murgia confirmed that there are 2 trash dumpsters and 1 recyclable dumpster, and they are each 8 yards. Ms. Lauer asked if all three dumpsters would fit inside the enclosure and Mr. Murgia confirmed they will all fit. Chairman Cesta asked if there is adequate space to enclose all three and Mr. Murgia responded he believes so. Chairman Cesta asked how many units there are, and Mr. Murgia replied there

are 52 units. Chairman Cesta noted that the exit into Milton Avenue is only 10' wide which will only fit one-way traffic and asked if there is any plan to expand this to the proper width for two-way traffic. Mr. Murgia replied that there is no plan at this time but can be looked at. Chairman Cesta shared that the modern standard is 22'.

Mr. Klaben said that visibility-wise he would want the dumpsters back to where they are now. Mr. Murgia stated that this would lose 4 parking spaces. Mr. Klaben asked what the parking ratio is now. Mr. Murgia stated he believes it is less than two to one. Mr. Klaben asked if the parking lot is over-parked or under-parked. Mr. Murgia explained that it is very close and on a good day there are 6 spaces left open.

Mr. Hudson noted that there is a culvert not far from where they propose to put the concrete pad for option #1 and asked if there is water buildup; and if so, does it come up on the lawn. Mr. Murgia said there is no water buildup there. Mr. Hudson also asked if garbage trucks can come straight in for option #1. Mr. Murgia said yes, they can enter from Gordon Parkway and have a straight shot. Mr. Hudson then asked if it is safe for the garbage trucks to back up across the lot when they are done. Mr. Murgia said that they do it all the time with no accidents.

Ms. Lauer shared that she likes option #2 better and added that there doesn't seem like there is a real reason to move the dumpster enclosure into visibility right near the road. Mr. Murgia explained that this option will lose 4 spaces rather than just one space with option #1.

Chairman Cesta agreed that it would be better to keep the dumpster enclosure out of sight, and this would also be easier to screen and take care of. Chairman Cesta asked if there were any capacity issues with the dumpsters. Mr. Murgia replied that there are sometimes issues and added that they need extra pick-ups every two to two-and-a-half weeks.

Mr. Curtin said he doesn't recommend option #1 and feels it is inappropriate to locate a dumpster enclosure there. Mr. Curtin went on to say that parking isn't the driving issue; they are trying to find a better location for their dumpsters. Mr. Curtin suggested creating a satellite parking lot to the east. He explained that this would solve any temporary parking issues and would not run afoul of any setback or other issues. Ms. Lauer added this could be done on the other end as well where the tree line is. Mr. Curtin agreed that they have enough land either way to add parking, and this would make option #2 the better choice.

Mr. Hudson noted there is 180' of empty space from the east side of the eastern-most building to the east property line and asked if there are any plans of putting in another unit. Mr. Murgia responded there are no plans to do so at this time.

Chairman Cesta advised Mr. Murgia to give this a little more thought as the consensus of the board is to see the dumpster and enclosure to the back of property. Chairman Cesta asked if there is a timeline for getting this done. Mr. Murgia responded hopefully this spring.

Chairman Cesta told Mr. Murgia to make sure to show the exact lot depth and borders when he comes back.

MINUTES

Ms. Lauer moved to approve the minutes of March 11, 2024, and March 25, 2024. Mr. Hudson seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Curtin & Basic P.C. for $2,200.00, $100.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $8,479.57, $8,279.57 of which is recoverable. Mr. Hudson moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

Matt Mahoney, 6th Ward Counciler, asked what recoverable fees mean. Chairman Cesta advised they are professional fees that are paid by the client.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Ms. Lauer moved to adjourn the meeting at 8:02 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
May 13, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
David Weber, Deputy Fire Marshall

GUESTS AND MEMBERS OF THE PUBLIC
John Fatcheric, Town Supervisor
Joy Flood, 3rd Ward Councilor
Mary Luber, 1st Ward Councilor
Approximately 12 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

John Legnetto/Kathy Schneider **TM #021.-02-28.1**
Newport Road
Lot Line Realignment #1

John Legnetto appeared to present his lot line realignment applications. He explained that he is the surveyor and there are two lot realignments for the same parcel. Mr. Legnetto shared that the first realignment will clean up the crooked property line; squaring it off for a 4.4 acre parcel.

Mr. Curtin said he was confused by looking at the maps. Mr. Legnetto clarified that there are actually two separate lot line realignments, and both have the same owner, Kathy Schneider.

Mr. Curtin then noted that this is a land swap and land acquisition which will end up with conforming lots in both cases and this will clean up the lot lines.

Chairman Cesta asked the reason for the realignment. Mr. Legnetto replied that the only reason is to clean up property lines. Mr. Curtin agreed, adding that this allows the orientation of both lots to be trued up and more in keeping with subdivision requirements of the town.

Mr. Klaben moved to declare lead agency under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare this an unlisted action under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Hudson moved to make a negative declaration under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve lot line realignment in accordance with plan prepared by Paul James Olszewski, PLS, PLLC entitled Lot Line Relocation Schneider Lands to Vasylevskyi dated

10/12/2023 as Project No. CA21-02-05.1. Mr. Hudson seconded the motion and it was unanimously approved.

John Legnetto/Kathy Schneider **TM #021.-02-28.1**
Newport Road
Lot Line Realignment #2

Mr. Legnetto explained that this is an existing parcel that will be getting an additional 50 feet on the back of the lot parallel to the existing property lines which is .43 acres for a total of 2.12 acres.

Chairman Cesta asked if there are any plans to build on this. Mr. Legnetto replied there are not any such plans, this is just adding 50 feet for more room.

Mr. Curtin advised that this is an appropriate application with a good use of land and a better buffer. Mr. Curtin asked how close the shed is to the north property line. Mr. Legnetto replied it is currently 18' and will be approximately 68' from the new back line. Mr. Curtin then asked how close the shed is to the sideline. Mr. Legnetto responded that it is consistent at 10'.

Mr. Mallore moved to declare lead agency under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to declare this an unlisted action under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to make a negative declaration under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the lot line realignment in accordance with plan prepared by Paul James Olszewski, PLS, PLLC entitled Lot Line Relocation Schneider Lands to O'Connor dated 04/18/2024 as Project No. CA21-02-05.1. Mr. Hudson seconded the motion and it was unanimously approved.

Benderson Development Company, LLC **TM #066.01-10.1**
5241-5399 W. Genesee Street **066.01-10.1/2**
Amended Site Plan **066.01-10.1/3**
066-01-10.1/4

Matthew Oates of Benderson Development appeared with his amended site plan. Mr. Oates explained that Drakos Pediatric Urgent Care is taking 9000 sq. ft. of the former Bon Ton space and Benderson is redoing the main entrance. There will be a Drakos sign as well as new glazing and windows to open up the entrance. There will be an employee entrance further down the line. Mr. Oates said they will clean up the rest of the existing sidewalk and explained that for the employee entrance to St. Joseph's, they plan to get rid of the railing and sidewalk to make flush. They also plan on redoing the sidewalk

along the front to mirror St. Joseph's. The sidewalk will bump out an additional 6' with landscape islands on both sides.

Mr. Hudson said it is a good plan. He was however concerned about the width of the driving lane but confirmed that it is wide enough so is no longer concerned.

Mr. Klaben asked if they will be taking parking spots out in front for widening. Mr. Oates confirmed they will take two spaces in order to widen it. Mr. Klaben asked what they will curb the popout with to which Mr. Oates responded flush concrete to match what is existing. Mr. Klaben also asked if there is anything to stop someone from driving straight through. Mr. Oates responded there will be nothing but landscaping and added that they have done flush curbing at other locations, and it has never been an issue.

Chairman Cesta asked Mr. Curtin if signage should be included at this time. Mr. Curtin replied that this would need to be done as a separate application.

Mr. Curtin noted that on the SEQR short form Benderson replied "no" to "Does the proposed action connect to existing public water supply?" Mr. Oates explained they answered this way because they are not actually building any new square footage. Mr. Curtin advised that since it does connect, Benderson should change their answers to questions 10 & 11 from no to yes. Mr. Oates agreed.

Chairman Cesta asked if since the curb is flush, there is no actual curb. Mr. Oates confirmed this. Chairman Cesta asked if this will be handicap accessible and Mr. Oates confirmed this as well.

Mr. Hudson moved to declare lead agency under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare this an unlisted action under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve the amended site plan for Benderson Development in accordance with plans prepared by James Allen Rumsey of Benderson Development Buffalo NY, Cover Sheet C1.0, Demo Plan C3.0, Overall Site Plan C4.0, Detailed Site Plan C4., and Elevation Plan A2.0, subject to modifications of questions 10 and 11 on SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Holy Family Church **TM #056.-04-01.1**
121, 124, 127, 130 Chapel Road **056.-03-01.1**
Temporary Site Plan

Mr. Curtin advised that there are concerns of trying to do too much in too little time and he is not sure if they will be able to ameliorate the concerns that the Planning Board and Town of Camillus have. Mr. Curtin added that this is a great concept but the Planning Board needs to

work within the constraints and constricts of site plan review. Mr. Curtin concluded by stating that Planning Board has standards for health, welfare and safety.

Katie Reck shared that she plans events for Lockheed Martin professionally and has 20 years of experience. She has worked well with the Fairmount Fire Department and Camillus Police in the past for the Wildcat Band Alumni reunions. Ms. Reck explained that Holy Family Church and School have put together a festival to create a community event which will be a fundraiser for the school and contribute to the tuition assistance fund for Holy Family School. Ms. Reck said that Limp Lizard has agreed to sponsor the event and will bring food trucks, and two other businesses will bring food trucks as well. Limp Lizard will be providing service and alcohol permits as well as getting all permits, licenses and insurances. Holy Family will be acquiring any additional insurances needed. Ms. Reck added that she spoke with Camillus Police Captain Nightingale who suggested they hire two Camillus armed off-duty police officers. The event will be held on Friday June 14th from 5:00 pm-10:00 pm and Saturday June 15th from 5:00 pm-10:00 pm. Ms. Reck said they will work with the Fire Department for possible fire trucks/ambulance being there for the event in case of emergencies. They have United Rental providing rest room trailers which are self-sufficient with their own water sources; they just need a standard power outlet or generator. There are 15 stations on each restroom trailer. There will also be Handicap Accessible bathrooms and handwashing stations available throughout the site. Adventures in Climbing will provide bounce houses and attractions. Paradise Companies will provide lemonade stand and ice cream stand. They are still working with Syracuse City for a stage, this is to be determined. There will be live music from 5:00 pm to 10:0 pm in accordance with the town ordinance for noise. Mere Mortals will be there on Friday and Barry Vaughn will be there on Saturday. They have hired Westcott Events Security with three additional security guards near the stage and two roaming security guards to help the Camillus police. There will be a locked office for funds. Ms. Reck concluded that this is a family-friendly environment.

Ms. Reck said that she realized that parking is a concern. Ms. Reck explained that there will be parking on the side of the church and on Shrineview Drive. Ms. Reck added that Father Manno has written a letter to local businesses asking for their permission to utilize their lots in their off-hours. Ms. Reck added that Father Manno has also drafted a letter to the houses in the neighborhood advising of the festival in advance.

Dave Callahan added that they also plan on using Good Buddies parking lot which is 114 spots. Mr. Callahan stated that the Veterinarian Office has 30 spots, the east side of the church has 44, the Holy Family parking lot has 25 spots, and the Shrineview side of the church has 40 spots which is a grand total of 243 parking spots.

Mr. Curtin asked how many people they are expecting to attend. Father John Manno said they are not sure, but his estimate is 300-500 people at best. Mr. Curtin said he believes it may be 500 people or more.

Mr. Curtin shared he has many concerns will people parking across West Genesee Street at Good Buddies, namely, how to get people there and back safely. Mr. Curtin said he is also concerned with the hard date of June 14th – June 15th as the board is not even close to approving this. Mr. Curtin said this should have been brought before the board a long

time ago to ensure public safety for people attending the festival and for the people in the neighborhood.

Mr. Callhan said they will be charging a $5.00 admission fee with a $20.00 maximum per family which he believes will keep some people out.

Mr. Curtin advised there are three departments critical to this: the Police Department, the Codes Office and the Fire Department. Mr. Curtin said that the Planning Board cannot do anything until these three departments have signed off on a plan that can be operational from their perspective.

Camillus Police Chief Schreyer stated that in talking with Camillus Police Captain Nightingale, he still has concerns. Chief Schreyer shared that he knows the huge crowd that The Mere Mortals can bring. Chief Schreyer said that Captain Nightingale's plan for two officers is for exterior security but is concerned about what will happen if there is a problem inside that needs police response as this means that the two officers are now off of their post. Chief Schreyer added that having a third officer helping people cross West Genesee Street may not be sufficient due to the high amount of traffic at that location. Chief Schreyer also wondered who will monitor the parking at the other business locations and if insurance will cover any issues with that. Chief Schreyer also stated that due to the church being a private entity, the Police Department is limited to what they can do in taxpayer resources for overtime, etc. and there is no guarantee they can find coverage for the event. Chief Schreyer added that the Fire Department has EMT paramedics, but if a person needs to go to the hospital or if an emergency happens elsewhere, they will have to leave. Chief Schreyer also shared his concern with overflow parking. Since some streets have been narrowed over the years, double parking is a concern; if there is an emergency the fire apparatus wouldn't be able to get down the street. Also, if there is traffic problem additional police may not be available, and they can't pull the officers to direct traffic as they need to maximize the safety for everyone.

Chairman Cesta asked how many portable generators there will be. Ms. Reck said there will be 8 silent generators for the bounce houses, one for the side of the road and one for the stage area. The food trucks come with their own generators and the restroom trailers just need a standard plug.

Chairman Cesta also asked when they expect the road closure on Chapel Road to happen. Ms. Reck said they are looking at noon or earlier on Friday June 14th. Holy Family School will be closed that day, and they need this time to set up for the event.

Chief Schreyer wondered what kind of barricade they will be using. He said at the very least they should block the road off with a couple of sawhorses and a patrol car. Chief Schreyer also shared a concern about how to secure the safety of the people within this area and what reflectivity there will be for late night drivers. Ms. Reck shared that Limp Lizard has offered bike racks that can be used for barricading and Captain Nightingale has offered police vehicles; if this is not good enough for overnight, they will hire two overnight security people. Chief Schreyer said that a car is better than bike rack as one of his concerns is that if someone was intending to do harm, they could go right through a bike rack.

Mr. Mallore stated that if the area is barricaded with a stationary object, this would be just as dangerous as not having anything there at all since if there is an emergency inside the event, the emergency apparatus would not be able to enter.

Chairman Cesta suggested a further scoping session as there are still a lot of concerns, namely for public safety.

Mr. Klaben said his biggest issue is parking. He added that he doesn't think people would park at Good Buddies; rather they would find somewhere more convenient for them.

Mr. Hudson said that there is a higher-than-normal number of variables and unverified approvals and added that he is not comfortable moving ahead on this.

Mr. Mallore said that he struggles with the Handicap parking located near the bounce houses and rides because there will be so many kids walking around that area.

Supervisor Fatcheric shared a thought for the road closure barricades. He said they use portable plastic ones filled with water at the amphitheater which have reflectors on them and fire trucks can easily move through them if needed.

Dave Weber shared there is a chapter in the town code that deals with public assemblies over 250 people up to 1000 people and over. This chapter gives a process that is answerable to the Town board and includes indemnifying the town.

Chairman Cesta said he will brief Steve James who is the councilor of this district in order to get him involved.

Mr. Curtin reiterated the three departments needed: Codes Office, Police Department, and Fire Department. The Planning Board is all about public safety and the impact on surrounding property and owners. Mr. Curtin advised the applicant to regroup and let the Planning Board Chairman know if they want to have a scoping session and special meeting if necessary.

John Szczech **TM #21-03-2.1 & 8.1**
Rolling Meadows Section 6
Final Plat

John Szczech appeared with his 16 lot subdivision. Mr. Szczech explained that Section 6 as of now has installed sanitary sewers and water lines. All drainage facilities are in, and the roads are stoned and black topped. Mr. Szczech is just waiting for Niagara Mohawk. Mr. Szczech added that nothing has changed since preliminary plat. Mr. Szczech said he will be sending Mr. Curtin the restrictive covenants for his review. Mr. Curtin advised that any approval will be subject to an agreement with the town concerning maintenance.

Mr. Hudson moved for final approval. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the final plat for Section 6 at Rolling Meadows subject to letters of credit, security, town acceptance of drainage and lighting districts and restrictive covenants. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to assess parkland fees for 16 lots. Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS

Dublin Development **TM #017.-02-81.1**
189 Bennett Road
Site Plan

Dan Stanistreet explained he has a contract with Onondaga County Water Authority for the installation of a fire hydrant that is all ready to go. Mr. Stanistreet added that the only change to the site plan was the addition of a fire hydrant which will service all of the development and is within 385'; the code is 600'. Mr. Stanistreet said he also moved the rain garden over a little.

Mr. Stanistreet also wanted to answer a question Mr. Hudson had regarding a berm he saw on the survey that was between the drainage grate and pond. Mr. Stanistreet said this is actually underground piping and not a berm.

Mr. Hudson moved to approve the final amended site plan for Dublin Development at 189 Bennett Road in accordance with the plan prepared by W-M Engineering, DPC last dated 05/07/2024 entitled Dublin Erie Subdivision. Mr. Mallore seconded the motion and it was unanimously approved.

Mirabito **TM #023.-02-11.0**
SE Bennetts Corners Rd & NYS Rte 5 **& 023.-002-09.1**
Preliminary and Final Plat

Neal Zinsmeyer from Napierala Consulting appeared with Mirabito's preliminary and final plat. Mr. Zinsmeyer explained that they are keeping the same number of lots (2 lots to 2 lots), and this is just a change to where they are subdivided now. Mr. Zinsmeyer added that there is a slight adjustment as the surveyor caught a grammar error on the title block and provided updated maps. Mr. Zinsmeyer advised the plan from preliminary to final is the same. They will be back with their site plan around June.

Chairman Cesta advised that the county's comments have been received, and Mr. Zinsmeyer said these will be addressed with the site plan.

Mr. Curtin advised that since the Onondaga County Department of Planning takes no position regarding this particular application, there is nothing to address at this point.

Mr. Hudson moved to waive the public hearing for a minor subdivision. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare this an unlisted action under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minor subdivision in accordance to the plan prepared by C.T. Male Associates dated 02/06/2024, last revised 03/13/2024 showing lots 1.1 and 3 entitled Bennetts Corners Subdivision. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to assess parkland fees for 1 lot. Mr. Mallore seconded the motion and it was unanimously approved.

Abundant Solar/Storke Renewables, LLC **TM #015.-01-37.3**
6051 Belle Isle Road
Site Plan

Dennis Stainton of Abundant Solar appeared and explained they have acquired this project from Storke. Abundant Solar will now step in with LaBella as the engineers.

Chairman Cesta explained that there are still some unanswered engineering questions and that Mr. White is working on that. Chairman Cesta added that the board is waiting for final application and details and asked Steve Calocerinos to bring the board up to date.

Mr. Calocerinos shared that he has gone through Mr. White's comments and explained that relative to the site plan drawings they have added a lot of information that wasn't on there before. They have added setbacks and have made some adjustments to the array layout and fence layout. They have also provided a site data table which gives all of the specifics for the project and site itself and prepared a draft stormwater pollution prevention plan. They are not anticipating needing a stormwater permit as disturbance is less than one acre. The site is laid out and designed in accordance with DEC's memorandum for solar site development. Mr. Calocerinos said they are still working on detailed calculations. The fence will be ballasted and there will be ballasted racks. There will be concrete bathtubs under each rack so they will not be disturbing any ground on the landfill cap. The only disturbance would be stripping topsoil under the ballast blocks and putting down a stone leveling pad, and they will put the ballast blocks on that. Mr. Calocerinos said that this is the same for the fencing. Mr. Calocerinos added that they did incorporate on the plan the improvements that the town will be making, and this does not conflict with interconnection for the utility poles.

Chairman Cesta asked Mr. Calocerinos how close he is to addressing Mr. White's engineering comments. Mr. Calocerinos replied that he is mostly done and he is waiting for supporting documentation to be provided to him.

Mr. Hudson said he likes the way the narrative flows; it is concise, readable and understandable.

Mr. Curtin said he agrees with Mr. Hudson's comment but the board still needs to wait for the additional information to be provided to Mr. White.

Mr. Stainton shared that they would like to start work this summer.

DISCUSSION

Chairman Cesta advised that the next meeting will be Wednesday, May 29 due to Memorial Day.

MINUTES

Mr. Hudson moved to approve the minutes of April 22, 2024. Mr. Mallore seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $2,382.00, $2,182.00 of which is recoverable. Mr. Hudson moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

John Fatcheric, Town Supervisor, said that the Holy Family project was handled very diplomatically. Mr. Fatcheric also said that the solar project with Abundant taking over is a wonderful move for the town. He shared that he visited the Honeywell site and everything is laser straight and they are doing the same thing with the bollards sitting on top of the ground so there will be no disturbance of the land fill.

Mary Luber, 1st Ward Councilor, said she is still concerned about Camillus Heights (Christopher Community). She has been monitoring the pedestrian traffic and it has increased dramatically, which is a major safety concern. Chairman Cesta advised that he has shared the DOT Engineer's email address with Camillus Heights and has advised them to contact DOT because they can take the pedestrian concern to their safety group. Chairman Cesta said he will pay them a visit to see where they are and advise them to come back to the board. Ms. Luber said that Christopher Community came in with an agreement with Centro before and Chairman Cesta said that Centro backed out because the elevation was too steep and for snow reasons. Ms. Luber said if a fire truck can get up there and turn around, there is no reason why a Centro bus can't get up there. Mr. Curtin said this may need to be posed to a County Executive to weigh in on. John Fatcheric said he would call Ken Bush who is the county legislator in that area. Chairman Cesta added that there needs to be pedestrian access. Chairman Cesta will contact them and ask them to come back and update the Planning Board.

Joy Flood, 3rd Ward Councilor, said that the proposed Holy Family festival should be moved up to Gillie Lake. Ms. Flood added since they are not having the school open, not having the church open, and not having the parsonage open there is no reason to hold it on church land. Mr. Mallore added his opinion that there needs to be at least six Camillus Police officers to staff that decently, and he still doesn't think that will be enough. Chairman Cesta will propose

a Scoping Session with Mr. Curtin, the Chief of Police, the Fire Chief, members of the Planning Board and Codes Office.

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 8:57 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
May 29, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
David Weber, Deputy Fire Marshall

GUESTS AND MEMBERS OF THE PUBLIC
Joy Flood, 3rd Ward Councilor
Mary Luber, 1st Ward Councilor
Approximately 8 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS
Hinsdale Road Group, LLC **TM #017.-05-65.1**
Township 5 Blvd - Live @ 5
Temporary Site Plan

Mr. Joe Goethe appeared to present the application for temporary site plan for Township Live @ 5. Nothing has changed from the last few years. Everything will be in the courtyard, some tents will be set up, as well as a beverage truck and portable bathrooms. The band will be in front of Mitsuba. This will take place on Wednesday nights in July and August; not to exceed 7 dates in total.

Chairman Cesta asked if there are any changes from last year's event. Mr. Goethe said there have been no changes. Chairman Cesta advised Mr. Goethe to let whoever holds the temporary liquor license know that they may need to get a sign-off from the Codes Office and Police Department so that they have no issues with 6 or 7 events.

Ms. Lauer moved to declare lead agency under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Hudson moved to declare this an unlisted action under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the temporary site plan for the Hinsdale Road Group, Township 5 Live @ 5 for a maximum of 7 events running from July through August on Wednesday evenings. Mr. Mallore seconded the motion and it was unanimously approved.

James Ranalli III **TM #041.-01-61.6 &**
217 Danbury Drive **041.01-61.1**
Sketch Plan/Lot Line Realignment

Ben Harrell from CHA Consulting appeared on behalf of James Ranalli III. Mr. Harrell explained that this is a simple lot line adjustment to add one acre from his parents' property to his property. The purpose is to clean up the property and give them more acreage.

Ms. Lauer asked if they plan to build on the property. Mr. Harrell responded they will not be building; they just want to make the property larger.

Mr. Curtin asked if there is an existing structure on the existing 1-acre parcel. Mr. Harrell replied just James Ranalli III's house. Mr. Curtin asked if they are just adding raw acreage to the property, and Mr. Harrell confirmed that this is the case.

Chairman Cesta asked if there is any intent to disturb the site. Mr. Harrell responded no.

Ms. Lauer moved to close sketch. Mr. Hudson seconded the motion and it was unanimously approved.

Ms. Lauer moved to waive a public hearing. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to declare lead agency under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare this an unlisted action under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to make a negative declaration under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the lot line realignment for Lot 5A to increase its overall size to 2 acres in accordance to the plan prepared by Timothy J. Croyer entitled Final Plan Lot No. 1 Ranalli Subdivision 2nd Amended, last dated 05/07/2024. Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS
Mater Dei Academy **TM #006.-02-34.0**
2656 Warners Road
Site Plan

Mr. White asked if there is no longer a pond. Ms. Horst said there is not a pond, but there is underground storage under the parking lot in Phase 2A. Mr. White said he saw a pond on the plans. Ms. Horst advised that this is underwater storage and added that the original plan had a stormwater basin, but that was getting large and there was a concern about standing water. Mr. White asked if they still have stormwater pond above the field. Ms. Horst confirmed that they do.

Ms. Horst shared that she received a letter from the Fire Department approving the plan. Ms. Horst also said that the Army Corp. and Wetland Delineator have walked the site to verify the wetland line and will work on a letter for that. Ms. Horst added that they verbally concurred with where their wetland line is showing.

Chairman Cesta asked Mr. Curtin if the board needs to wait to refer this to County Planning until more phasing gets done. Mr. Curtin responded that given the sizing of the plan County will have an interest in it and recommended sending it to County Planning for their comments at this time.

Mr. Curtin asked Ms. Horst when they expect the letter on wetland delineation. Mr. Peterson said it should be any day. Mr. Curtin asked for confirmation that it is in process, and Mr. Peterson confirmed that it is.

Mr. Mallore moved to refer this to the County for review. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Curtin explained that this is a conceptual plan and the applicant has done a comprehensive SEQR. This is a plan subject to change; the only thing carved in stone is Phase I which are the playing fields. This will be addressed for final approval once comments are received from County Planning. Mr. Curtin added that the overall SEQR indicates a maximum use of property and that is subject to change.

Chairman Cesta advised that in situations like this, there is an opportunity to get a limited clearing and grading permit to do initial work before final approval as long as it doesn't exceed clearing and grading. Chairman Cesta added that this would be at their own risk. Chairman Cesta said he will send a memo to the Codes Office that they are pending approval waiting for County comments.

Mr. White advised Ms. Horst since they will likely want to disturb more than 5 acres that she will need to make a request for this.

Ms. Horst told Mr. White that the DEC said they can update numbers in the existing stormwater permit and asked if he was okay with this. Mr. White responded yes.

Chairman Cesta advised that the County will review this on June 18 and said to come back to the June 24th meeting for county comments and to address long form SEQR.

Abundant Solar/Storke Renewables, LLC **TM #015.-01-37.3**
6051 Belle Isle Road
Site Plan

Steve Calocerinos said there have been no real changes from the last meeting. He did note that Abundant Solar had one response that wasn't totally correct and that has been updated. Mr. Calocerinos added that he realizes Mr. White is currently reviewing everything and would be happy to answer any questions.

Chairman Cesta advised that after the Planning Board grants approval, this will be subject to the Town Attorney approval for a decommissioning plan and leases. Chairman Cesta also noted that the scale house is changing to a different location so site changes will occur. Mr. Calocerinos responded that they are aware of this change and have already incorporated it into their plans. Mr. White said this won't affect the proposed plan.

Mr. Hudson asked if there is anything hazardous within the panels. Mr. Stainton responded that the panels are glass and there are no hazardous materials and nothing that can leach out. Mr. Hudson also asked how heavy the fence ballasts are that hold the fence posts. Mr. Stainton explained that engineers will design these so that they are heavy enough to keep the fence upright but not heavy enough to impact the cap. Mr. Hudson asked what kind of fence, and Mr. Stainton said it will be a plain chain-link fence.

Chairman Cesta advised Mr. White and Mr. Calocerinos to coordinate to address all engineering concerns and said that the decommissioning agreements will be with town and the Planning Board will need verification of that contract.

MINUTES
None

DISCUSSION
None

CORRESPONDENCE
A voucher was received from Curtin Law Firm for $900.00, none of which is recoverable. Mr. Mallore moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
Mary Luber, 1st Ward Councilor, asked if there were any updates on Camillus Heights (Christopher Community). Chairman Cesta said they have a new manager and he has stopped there multiple times, and he has also been sending correspondence with no reply. Chairman Cesta also contacted the State DOT West Residency Engineer who said he will be happy to forward anything to safety group. Ms. Luber also asked about the Centro Bus. Chairman Cesta agreed that there needs to be bus and pedestrian safety and added that Mayor Waterman is concerned as well. Chairman Cesta advised Ms. Luber he would include her in any further correspondence and said if nothing has progressed by the next meeting then action will be taken.

Joy Flood, 3rd Ward Councilor, wondered if Township Live @ 5 had to fall under the Chapter 66 directive. Chairman Cesta said it didn't since it has been an ongoing event.

Chairman Cesta asked Ms. Flood if the Holy Family festival was approved at the town meeting and she confirmed it was. She explained there were multiple meetings and everything that was discussed at the Planning Board meeting was addressed. Mr. Mallore asked what they were going to use for barricades. Ms. Luber said they plan to

use police cars and a trailer. Mr. Mallore said he didn't understand how it was approved since they never came back to the planning board. Chairman Cesta explained that Codes found Chapter 66 in the town law that stated that mass gatherings of 250 or more people can only be approved by the Town Board. Mr. Curtin added that the Planning Board raised significant issues which were all addressed. Mr. Curtin added that if the application was submitted in a timely fashion the Town Board would mostly like have referred it to the Planning Board for an advisory opinion. The Fire Department, Police Department, Town Board members, Codes Office all signed off on it so the Planning Board did its duty in getting the applicant pointed in the right direction.

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 7:51 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
June 10, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Approximately 9 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

American Promotional Events dba TNT Fireworks **TM # 066.-01-10.1**
5241 West Genesee Street
Temporary Site Plan

American Promotional Events dba TNT Fireworks **TM # 017.-04-02.1**
3724 Milton Avenue
Temporary Site Plan

Amanda Gump appeared to present the applications for temporary tent sales of New York State approved sparkling devices from June 20th through July 5th. Will have container for overnight storage and security of product.

Mr. Hudson asked if there will be trash cans in tent and Ms. Gump confirmed there will be trash cans on site.

Mr. Mallore asked if there will be fire suppression equipment. Ms. Gump replied they will have an ABC extinguisher and two water cans per site.

Chairman Cesta shared that the Codes Office has inspected these sites in the past with no issues.

Mr. Mallore moved to declare lead agency under SEQR for the location at 5241 West Genesee Street. Mr. Hudson seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Hudson moved to make a negative declaration under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the temporary site plan for 5241 West Genesee Street as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer recused herself from voting for the Milton Avenue location.

Mr. Hudson moved to declare lead agency under SEQR for the location at 3724 Milton Avenue. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare this an unlisted action under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to make a negative declaration under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the temporary site plan for 3724 Milton Avenue as submitted. Mr. Hudson seconded the motion and it was unanimously approved.

EJ Properties **TM #007.-01-08.2**
6450 Pottery Road
Amended Site Plan

Jack Jodway of EJ Properties explained that EJ Properties is a sales and service center for outdoor power equipment, and they are looking to expand their business by displaying and selling landscape trailers. Chairman Cesta asked how many trailers they will be displaying. Mr. Jodway responded there will be no more than 10 at a time. Mr. Jodway added that they plan to put in a fenced-in area from the corner of the shed to the brush line back to the ditch. Chairman Cesta asked if there will be visibility from Potter Road. Mr. Jodway confirmed this and added they will put in a chain-link fence.

Ms. Lauer advised that the board would need to see everything drawn in to scale on the site in order to see exactly where it will be. Ms. Lauer asked if the trailers will be on the grass or if they plan on paving the area. Mr. Jodway replied they will be on the grass. Ms. Lauer also asked if the trailers will be lined up like they are at Home Depot. Mr. Jodway confirmed that they will be. Mr. Jodway also stated that they may put stone down in the future if need be and added that there is no septic in that area.

Mr. Hudson asked why they aren't putting it on the north side of the north driveway. Mr. Jodway replied that they can't really secure it over there and also landscape customers utilize that area for parking with their trailers. Mr. Hudson asked what kind of fencing they will use, and Mr. Jodway replied it will be chain-link fence on 3 sides; they will not fence the back side. Mr. Mallore asked how people will get in and out, and Mr. Jodway replied that there will be a gate to get in. Mr. Hudson asked if there will be outdoor lighting. Mr. Jodway said they already have outdoor lights and the whole perimeter of the building is lit; and the light on the end of the building will light up the area as well as some pole lights. Mr. Hudson asked how big the trailers are to which Mr. Jodway replied they are 12' or 16', and most of them are open.

Mr. White advised that everything they are planning: the fencing, the area that might be stoned, access, and gate location should be clearly located on their site plan.

Mr. Curtin asked if the existing lighting is sufficient to provide security and Ed Horne (also of EJ Properties) confirmed that it is. Mr. Curtin also asked how high the chain link fence is and if there will be any barbed wire. The fence will be 6' and there won't be any barbed wire. Mr. Curtin advised that the board will need a detailed sketch rather than the current hand-drawn sketch. Mr. Curtin also advised that since the fencing will be parallel with Pottery Road, it is the form of a structure so it must adhere to front yard setbacks. Mr. Curtin asked if the south side of the property line will be fenced. Mr. Horne explained that the area will be fenced back to the tree line. Mr. White noted that there is a roadway right-of-way and since it's a county road the fence will need to be outside the width of that right-of-way. Mr. Curtin asked if the existing lights are dark sky compliant. Mr. Horne said he isn't sure; they have always been on the building. Mr. Curtin advised taking a picture of the lights so the board can see them. Mr. Curtin concluded by advising Mr. Horne to being in a scaled drawing showing the elevation of the fence to augment the application.

Chairman Cesta advised Mr. Horne to note on the plan that there are no changes in lighting and no ground disturbance.

Mr. Mallore asked about snow removal. Mr. Horne replied that they are not too concerned about this as they don't anticipate high sales during the winter.

OLD BUSINESS

Abundant Solar/Storke Renewables, LLC **TM #015.-01-37.3**
6051 Belle Isle Road
Site Plan

Chairman Cesta stated that most of the site-specific issues have been discussed.

Mr. White shared that the applicant provided him with a comment and response letter and slope stability analysis and they have agreed to monitor the site after installation for drainage and settlement. Mr. White added that since the town is redoing their scale house location there may be some coordination as far as this is concerned. Mr. White said he has no further comments and that from a planning board standpoint this is a spot to move forward with approval. The only actions remaining are those that are in the Town Board jurisdiction which are securities agreements and lease agreements.

Mr. Hudson shared that he loved the attention to detail and organization.

Chairman Cesta advised that the board can move ahead on this and that Mr. White has informed him that this is a Type 2 action. Mr. Curtin added that no further action is necessary under SEQR, more particularly under NYCRR Section 617.5 C-14i.

Ms. Lauer moved to make this a Type 2 action regarding SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the Site Plan for Abundant Solar Power/Storke Renewables at 6051 Belle Isle Road in accordance with plans prepared by LaBella and Steven Calocerinos, P.E. entitled Abundant Solar Power Inc; Sheet C001 General Notes, Legend and Drawing Index, Sheet C101 Existing Condition Plan, Sheet C201 Site and Utility Plan, Sheet C401 Erosion and Sediment Control Plan, Sheets C501 and C502 Details, Sheet C601 Decommissioning Plan Phase 1, Sheet C602 Decommissioning Plan Phase II, and Exhibit 1 Slope Analysis; all dated 06/10/2024. Mr. Hudson seconded the motion and it was unanimously approved.

Gasparini Property Management Inc. **TM #015.-03-05.3**
515 Horan Road
Site Plan

Gary Gasparini stated that everything has been approved by DEC. There will be a drainage area going to two detention areas. There will be concrete at the entrance and along the building. The building dimensions have stayed the same. He got a variance from Zoning moving 14' forward towards the road. The building plan hasn't changed; it will be stone front with vinyl siding and lighting on the building. The building will be wood-framed. The garage doors will be stationary as he isn't sure who he is renting to yet.

Mr. White stated that the applicant has coordinated with DEC who has issued a permit to construct within the DEC wetland buffer. Mr. White added since the Army Corp. did not take any jurisdiction everything is clear there. The overall disturbance is less than acre so full SWPPP is not required. Mr. White shared that he still has concerns relative to the parking area. The building use hasn't been set yet so there is no determination of how much parking is needed. Mr. White said he is concerned about the size of the parking spaces. The requirement for perpendicular or parallel parking is the same size which is 10' x 18'. Mr. White added that the town does not allow for angled parking which is what is shown on the drawing. The parking spots as dimensioned are shy of the requirement. Mr. White added that Mr. Gasparini needs to take a close look at the grading plan to make sure the grades meet the door thresholds. Mr. White asked if the doors will open out or in and Mr. Gasparini replied they will open out. Mr. White said this will create another issue as the doors will open into the pathway of pedestrians causing them to have to go into the drive lane. Mr. White also noted that the 90-degree spaces on the end are not compliant. The ADA stall should be 60' and the plan shows 48'. Lastly, an enclosure is required for the dumpster.

Mr. Hudson said he doesn't feel comfortable with what is presented.

Mr. White asked if the garage doors will be roll-up doors for the 3 tenants. Mr. Gasparini confirmed they will be roll-up doors and added that he isn't looking at the space being used for a service garage; rather it will be more of a storage/warehouse. Mr. White wanted to note that with parking out front and the narrow drive aisle, the ability to negotiate in and out of the garage spaces will be difficult.

Ms. Lauer said that the board needs to understand if parking is right size; and if not how can parking get to the right size, and how that will work with the flow.

Mr. White stated that the town doesn't have a standard for angled parking; they normally don't approve this; rather they look towards 90-degree or parallel parking. Mr. White added that the minimum is 34' for the drive aisle and they are at about 32' now; it is 14' bare minimum for a one-way lane.

Ms. Lauer said that it is hard for the board to approve anything when the tenants are unknown. Ms. Lauer added that she doesn't have a problem with angled parking but it has to be safe.

Mr. Gasparini asked what depth the board wants on the parking lot; he wants to know what he has to have. Mr. White said that per code, 90-degree or parallel parking needs to be 10' x 18', and ADA needs to be 5' (60"). Mr. White noted that the plans show a width of 9' which is not wide enough as the code specifies 10'. Mr. White told Mr. Gasparini that he is close and suggested his architect or engineer take a hard look to see how this will function. Mr. Gasparini asked if he could inset the doors. Mr. White agreed that this would not impede the walkway. Mr. White added that the ADA requires a passing zone every 200 feet, but since the building is not that long he'll be fine.

Chairman Cesta said that one of the dilemmas is the three unknown tenants as it is hard to calculate parking since they don't know the use. Chairman Cesta advised that the board needs accurate information.

Mr. Gasparini asked if he could revise parking as he gets tenants. (i.e.: one tenant will require 2 spaces, and a second tenant will require 3 spaces). Mr. Curtin said he cannot do this because things are subject to change which is the problem. Mr. Curtin also advised that the width of the parking stalls is 9' and the requirement is 10'. The driving aisle has to be code-compliant and the parking area needs to be code-compliant. Mr. Curtin said that the board is compelled to look at the potential maximum use of the property so there is adequate parking and noted that it's not going to work. With the setback there's not a lot of room to work with, it is butting up against the wetland. Mr. Curtin said that he doesn't have a problem recommending that the board positively consider angled parking as this would relieve the pressure on the drive aisle. Mr. Curtin also added that this may require a reduction in the footprint of building to give Mr. Gasparini the 2' he needs. Mr. Curtin also said the board can't approve a plan like this incrementally.

Mr. Gasparini asked if he could pick a use that he wants to rent to and stay within those guidelines. Mr. Curtin responded that in a zoning district that will allow a variety of different uses, he has never seen the town accept covenants that would restrict use. Mr. Curtin explained that a future owner may come along and say they have a hardship and can't afford to pay taxes because he can't find tenants for the uses that the property is restricted to and is now asking for relief even though the property is not code compliant which puts the town in a difficult position. Mr. Curtin advised that he doesn't recommend this as it temporarily solves the problem but creates a bigger one down the road.

Mr. Mallore asked if it would meet the requirements if Mr. Gasparini takes 2' off the building with recessed doors as this would give Mr. Gasparini the 2 extra feet he needs for the driving lane and still conform to the 4' sidewalk. Mr. White said this would seem to work. Mr. White stated that one of the things that makes everything so tight is the intent to get about 6 spaces directly in front of the building. Mr. White asked Mr. Gasparini why not consider having more parking to the south of the building; he could grade and fill in that area as long as it's not in the flood plain.

Mr. Gasparini said he thought he couldn't have parking there with the 50' setback with DEC. Mr. Curtin believes this to be correct.

Chairman Cesta asked Mr. Gasparini what inquiries he's had regarding new tenants. Mr. Gasparini said he has received inquiries from a dog-grooming studio and a photography studio.

Mr. Curtin noted that even by shrinking the building and getting code compliant on the width of the parking stalls that they will probably be giving up 2 or 3 spaces overall especially across the front and added that the board does not have the power to vary this.

Chairman Cesta advised Mr. Gasparini to refer to the table of parking requirements as they definitely don't meet code now. Chairman Cesta added that as far as the site goes to re-review parking lot lights and lighting anything other than what he has shown (building lights) as well as snow storage.

Mr. White shared that the only way to make this work is with angled parking and he stated that he can recommend this to the board. Mr. White also noted that the permit from DEC doesn't reference a certain distance, rather it references the construction of the building not exceeding a 3880 sq. ft. single-story mixed commercial use resulting in an approximate amount of fill in the adjacent area and another approximate amount of excavation also in the adjacent area. Mr. White encouraged Mr. Gasparini and his engineer to look closely at what the DEC constrained them to and how they can work within that; and if that gives any leeway to the south. Mr. White also stated that the permit showed boulders and a fence which don't show up on the plan now and advised Mr. Gasparini to get these back in the plans since this is what DEC approved.

MINUTES

Ms. Lauer moved to approve the minutes of May 13, 2024, and May 29, 2024. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta heard back from Audrey from Christopher Community. 1st Ward Councilor Mary Luber said she received an email from Centro telling her that they only offered a letter of support and in the fall of 2022, they decided that it wasn't wide enough for the buses but said that they can use Call-A-Bus. She thought the whole intent was to offer public transportation to this community. Mr. Curtin said that Christopher Community may have misrepresented the letter they received from Centro. It was a condition that public bus transportation be made available on the site. Mr. Curtin is disappointed because the Planning Board perceived the problem and bus transportation was a condition of their approval. Chairman Cesta said he gave this to the engineer at West Residency who has a safety group to try to gain pedestrian access going up the right lane of Route 174 but added that this can take a year. Mr. Curtin recalled a discussion about having a bus stop at the bottom of the hill and a sidewalk coming down to the bus stop. Ms. Luber said that Mayor Waterman is not happy. She added that she and Mr. Fatcheric received a letter

from county legislator Ken Bush and she forwarded this to Mayor Waterman. Ms. Luber said she spoke with Ken Bush briefly and he said he didn't think much would happen. Mr. Curtin said that Centro is part of the problem but not the solution; the solution is creating a safe passageway for pedestrians to get in and out of that community. Ms. Luber asked if this is now a codes issue or a town board issue since Christopher Community did not do what they said they would do. Mr. Curtin advised that the Planning Board has no more jurisdiction because the site plan was approved. Ms. Lauer suggested Ms. Luber go to the press with this issue because nobody likes bad press. Ms. Lauer asked if the codes office can get involved. Chairman Cesta said that another issue is they were supposed to put in their own on-site recreation area and this is not adequate. The village has tennis courts and basketball courts and the pedestrians should be able to get to these safely.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for $3,400.00, $1,100.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $2,209.00, $2,209.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 8:31p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
June 24, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 7 people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS
Northside Collision **TM #017.-05-62.1**
509 Hinsdale Road
Amended Site Plan

James Dam of QPK Design explained that Northside Collision would like to install a pre-engineered garage structure that will increase its covered space to aid in the processes of operating the auto body repair shop. This additional space will give technicians a covered place to park cars after they've gone through the painting process. This will be a conditioned space with electric hookup and a concrete pad on the rear of the building to receive propane. Underground electric will come from the existing garage. This additional structure will reduce lot coverage and they will be adding green space which will help with stormwater runoff, but the existing hydrology of the site won't change. The building complies with building code and parking requirements will be met.

Mr. Hudson noted that the 34 parking spaces plus the 11 bays is adequate. Mr. Hudson asked if there will there be a wash bay. Mr. Dam replied no, there will be no washing of any vehicles in this space.

Mr. Mallore asked if this will affect any snow storage. Mr. Dam replied it will not.

Ms. Lauer asked if there are any elevations or specs on the building. Mr. Dam responded there are only generic elevations that show the dimensions of the building. Ms. Lauer said the board needs to see colors. Scott Jones, owner of the business explained that the color would either be blue to match the existing main shop or white with green trim to match the existing garage. Ms. Lauer said the board will need to see these.

Chairman Cesta asked if there will be a change in lighting. Mr. Dam responded no, there will be light coming from the existing garage. Mr. Dam added that the intent is for no additional lighting. Chairman Cesta asked if clients have trouble finding the location of the facility. Mr. Jones explained that visibility isn't critical as it this is a destination business. Chairman Cesta asked if there will be

additional signage, and Mr. Dam said there will not be. Chairman Cesta reminded the applicants to submit colors.

Mr. Curtin said the board needs to see the colors as part of the site plan review. Mr. Curtin noted that with the personnel door and overhead door they might want to consider adding lighting for security and safety purposes. The lighting needs to be dark-sky compliant and cut sheets will be needed if they add lighting. Mr. Dam said he believes based on the layout of the current exterior lighting that the new building will receive supporting light from those fixtures. Chairman Cesta shared that he checked the site and believes that the lighting is adequate and is dark-sky compliant.

Mr. Curtin said that either color is acceptable to the board but the applicants still need to send a sample of what they choose.

Mr. Hudson moved to declare lead agency under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Klaben moved to make a negative declaration under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the amended site plan for Northside Collision at 509 Hinsdale Road specific to the addition of the garage structure on the condition that the final color choice (either blue or white with green trim) be submitted. Ms. Lauer seconded the motion and it was unanimously approved.

OLD BUSINESS

Mater Dei Academy **TM #006.-02-34.0**
2656 Warners Road
Site Plan

Chairman Cesta advised Terry Horst and Brian Peterson that the board has received county comments, and all these comments are specific to future phasing. Chairman Cesta also shared that Mr. White is in agreement with everything and advised Ms. Horst and Mr. Peterson that they will need to come back to the board with any future phases. Mr. Curtin went through Part 2 of Long Form SEQR with the board and predicated on all of the answers he recommends that the board is prepared to render a negative declaration under SEQR and can proceed accordingly.

Mr. Hudson moved to declare this an unlisted action under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve the conceptual plan for Mater Dei Academy specific to Phase I, which is construction of the ball fields. Mr. Mallore seconded the motion and it was unanimously approved.

Mirabito **TM#023.-02-11.0**
SE Bennetts Corners Rd & NYS Rte 5 **023.-002-09.1**
Amended Final Plat/Site Plan

Chairman Cesta asked Mr. Curtin if the board can take any action on the amended final plat until the town board renders a decision. Mr. Curtin recommends holding this for the time being since they have to come back with additional information, as opposed to creating a split zoning district on the new tax parcel.

Matt Napierala appeared to provide updates for the Mirabito site plan. Mr. Napierala explained there was a delay with working through both NYS DOT and County DOT. Mr. Napierala said this will be a 4800 square foot convenient center that will include a drive-thru coffee shop which he believes will be Dunkin' Donuts. The site will include 4 gasoline fuel bays, 3 diesel fuel islands, and 4 EV electronic stations. A traffic study was done by GTS Consulting which included a complete site distance analysis, accident analysis, gap study, trip generation and volume of traffic moving along Route 5. Mr. Napierala shared that the DOT is acceptable of a full access movement onto route 5. The gap analysis shows the Route 5 morning peak is from 7:15 am – 8:15 am and the afternoon peak is 5:15 pm – 6:15 pm. During the morning peak, the available left turn movement onto route 5 is 170 left turn movements. The evening ability is for 123 left turn movements. Based on this analysis from a traffic expert and reviewed by NYS DOT and County DOT, full access has been determined to be okay. As far as Bennetts Corners Road, the issue is site distance. It has been determined that it will be a right-turn only into the site at the south intersection which will create an easy movement for large trucks to access the diesel island. The radiuses are acceptable for these large trucks. There will be no exiting traffic, so if a truck makes a left turn in, they will have to do a K-turn type of movement. It is 88' wide so trucks have plenty of room to do so. Mr. Napierala said the target market is to capture and provide service for the trucks coming out of the quarry and driving north.

Mr. Napierala explained they as far as the amended subdivision goes, they had to add some more area because this is located in the Onondaga Lake watershed and is considered a hot spot; therefore, they need 100% redundancy on water quality volume which made the stormwater system twice the size they had initially planned. This will have no impact on anything shown before such as hardscape surfaces or buildings. This is just a function of stormwater management.

Mr. Napierala said they have a complete design for sanitary sewer discharge system which is with DOH now and they are waiting for an answer from them. They are also providing domestic service off of an OCWA line to provide public water and will no longer be on well service.

Mr. Hudson asked why they need diesel fuel? Mr. Napierala explained that Mirabito's market analysis deemed this as a need for the local area. Mr. Hudson noted that the traffic study is geared around cars and not large trucks and added that since 1 out of 7 cars are exceeding 60 mph heading east on route 5 that a big truck getting on route 5 is a concern. Mr. Napierala said that DOT isn't going to allow any movement they feel is unsafe. Mr. Napierala also said that they can bring the traffic consultant in to explain the traffic study if need be. Mr. Napierala said that there is over 1000' of site distance so cars have time to slow down. Mr. Hudson said he's reviewed 10 years of accident reports and 52% of accidents are rear-end accidents. He added

that the speed limit on Bennetts Corners Road is 45 mph and he would like to see a 30-mph speed zone before the hill as he sees problems. John Szczech stated that that there is a convenience store at the site now and tractor trailer drivers go in there all the time for snacks; and in 30 years, there has not been one accident with a tractor trailer and the site distance was half of what it is going to be. Mr. Szczech added that he has also wanted the speed limit dropped but hasn't had any luck.

Mr. Curtin said that the traffic light is the moderating influence in that corridor, and if a truck comes in from the quarry and makes a right turn on Route 5, it has the benefit of waiting for the light to turn red and the lane to clear. Mr. Hudson said he is concerned that by improving the site, expanding the store, and putting in diesel this will bring more people into the site which will created more uncontrolled in and out traffic. Mr. Napierala said that the existing access closer to signal will be pushed back 150-160' which was favorable with DOT. Mr. Hudson asked how delivery trucks get in and where do they go. Mr. Napierala said they have the ability to come in with appropriate gap and they come right up to the front and load through front door. These deliveries are scheduled so they're not during peak hours. Mr. Hudson asked about pickup trucks with landscape trailers. Mr. Napierala said there is side parking for larger vehicles. Mr. Mallore said he thinks this is more adequate for a landscape trailer than the location across the street or any other gas station in the town of Camillus.

Chairman Cesta asked if the northern entrance on Bennetts Corners Road will be full access. Mr. Napierala confirmed this and added that they don't want to combine big trucks with the personal vehicles at the front of the store. Mr. Hudson asked if there will be a sign at the NW entrance. Mr. Napierala said yes, and it will say no trucks. The south entrance is right only so trucks can't make that movement.

Chairman Cesta said that Mr. White will review the stacking on the drive-thru. Mr. Napierala explained that the graphic they represent shows non-conflicting queue for Dunkin' Donuts and added that the queue can come back and wrap around for 20 cars which will not impact public roads.

Mr. Hudson noted that along the south and east perimeter there is a wood rail fence and asked where they will put the snow. Mr. Napierala replied that the snow removal can be pushed beyond the dumpster and that plows can manipulate the snow to other areas. Mr. Hudson also asked since they are acquiring part of Pinchak's land which is lot 1 on the east if they were acquiring any environmental issues on that lot? Mr. Szczech stated that the lot has been clean since 1994 when they first tore the gas station down and removed everything that was there. There are no inground fuel tanks on lot 1. Mr. Napierala added that prior to any construction, Mirabito's Geotech boring team will be sampling and analyzing, and will complete any appropriate cleanup prior to construction.

Chairman Cesta advised Mr. Napierala to depict snow storage and added that Mr. White will advise the board on internal traffic movement and any concerns there. Chairman Cesta added that he is not sure of the intensity of food service on site and asked if there is a like-structure in town. Mr. Napierala said there is a brand-new location in Parish. There are also locations on 7th North Street and Brighton Ave but there is no drive-thru at these locations. Chairman Cesta also advised that the board pays attention to trash

disposal containers with chutes as littering is an issue. Chairman Cesta also advised Mr. Napierala to communicate with White regarding the K-turn movements.

Community member Susan Vickers noted that Dunkin' Donuts on West Genesee Street has a line for the drive-thru out on West Genesee Street during the morning. Mr. Napierala said that this site can have 20 cars in queue without impacting public traffic and the standard is 10-12 cars for morning peak.

Mr. Napierala shared that the construction management team is hoping to get started in August. Chairman Cesta explained that because this is a hot spot in intensity it will have to be a coordinated review with the DOT and County. The County has addressed the subdivision but not the site plan. Chairman Cesta asked where they are with state DOT and Mr. Napierala said they are at Phase I. Chairman Cesta asked if there is a hydrant to service the site, and Mr. Napierala said there is no hydrant, just a domestic water line coming in that is 1" which is adequate for domestic service. Mr. Szczech added that OCWA may either put in a permanent blowoff or hydrant. Mr. Mallore asked if the hydrant would be on the opposite side of the road and Mr. Szczech said it would be. Mr. Mallore said that ideally, a hydrant on their side would be beneficial.

Mr. Curtin advised that the board is now in a position to refer this plan to county for their comments and will need to take lead agency on this application. Mr. Curtin added that as for the coordinated review, both DOTs need to be involved. Mr. Curtin also advised that for the subdivision, to come back with the amended final and the board will waive the public hearing. Mr. Curtin also said that in the meantime make an application to the Town Board to expand the existing zoning district to incorporate all of new lot 1. Mr. Curtin also advised Mr. Napierala that the board will need elevation plans, a long form EAF and signage package. Mr. Napierala asked if the signage package is part of Planning Board approval since he is not sure where Mirabito is with their sign vendor. Mr. Curtin said it would be good to have signage as some is directional and safety related. Mr. Napierala said he will give samples of building, pylon and way signage.

Mr. Mallore moved to declare lead agency under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Hudson moved to refer this to the County for review. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Napierala said he will reach out to Mr. White to see if there are any additional issues.

MINUTES
None

DISCUSSION
None

CORRESPONDENCE
None

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 8:18 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
July 8, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Joy Flood, 3rd Ward Councilor
Mary Luber, 1st Ward Councilor
Approximately 8 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

Cameron Hinsdale, LLC **TM #017.-04-08.1**
532/534/536 Hinsdale Road **#017.-04-09.0**
Site Plan **#017.-04-10.0**

Joe Goethe appeared to present his site plan for The Pickled Kitchen which will be located on Hinsdale Road across the street from the main entrance into Township 5. Mr. Goethe explained that a traffic study was done by Gordon Stansbury. The study showed very minimal traffic and proposed expanding the northbound and southbound lanes to accommodate traffic. This will also provide full access which is what Marty Voss with DOT wants. Mr. Goethe stated that the site is constrained and will need variance on setbacks. Mr. Goethe added that he is in discussions with the church as they are encroaching on their property. Mr. Goethe said that the grade is challenging since there is a large retaining wall but added that the good thing about this is that the big grade change makes the 29' high building look like it is only 14' high. There will be 6 pickleball courts in the back of the building and a restaurant and bar in the front. There will be screened-in dumpsters in the back. There are two lighting plans: one with six lights that has a .1 bleed and one with four lights with no light bleed into neighboring properties so they will most likely go with this one. Mr. Goethe discussed the landscaping plan which will consist of 5-gallon arborvitaes that start off at 4-6' but will grow very quickly and will screen the entire property. There will be seasonal potted plants on the patio. Mr. Goethe stated that the front of the building will be lower where the restaurant is (18') and pops up to 29' where the pickleball courts are. There will be signage on the south, west (facing Hinsdale Road) and east (facing ramp). The building will be windowed on one side with either rolling or sliding doors. Mr. Goethe shared that lighting specifications, drainage report, SEQR, and traffic analysis are all included in the application package.

Mr. Hudson asked what the primary use of the building will be. Mr. Goethe replied that he believes it will be pickleball because the courts will be open from 7am – 9pm. Mr. Hudson asked what the restaurant/tavern hours will be. Mr. Goethe said it will be open from lunchtime until the typical closing time for bars and restaurants. Mr. Hudson also asked if there will be outside

dining and outside liquor service. Mr. Goethe responded yes to both questions. Mr. Hudson asked Mr. Goethe if he has talked to the church. Mr. Goethe replied he has and is currently in discussions with them. Mr. Hudson shared his concern with serving liquor near the church. Mr. Goethe said that according to NYS if an establishment is 500' away from a church they can get a liquor license and added that this will not be a "rabble-rouser" place. Chairman Cesta added that when they apply to NYS for their liquor license, the state will look at the site plan and they will be under NYS regulations. Mr. Hudson asked if there will be any shrubbery on the east side to provide a buffer to the church. Mr. Goethe explained that this area is very tight and the grade change is significant and will have a retaining wall and added that he can talk to the church to see if they want any plants as it will be on their property. Mr. Hudson asked if there is enough parking for the anticipated number of patrons. Mr. Goethe said yes, the total spaces needed is 69 and they have 78. Mr. Hudson advised that the spaces are 9' wide and asked if they can change them to 10' and still have enough spaces. Mr. White stated that codes calls for 10' x 18' spaces.

Mr. Klaben said that this will be very visible off of Route 5 and that it looks great. Mr. Klaben asked if there are any other locations and Mr. Goethe explained that they are developing this and have modeled it after a location in Charlotte called Rally. Mr. Klaben advised that the Codes Office is looking for a pathway at the south end exit doors. Mr. Klaben stated that it is a tight area but, that aside, it will be great for the community.

Mr. Mallore asked if there is a plan for snow removal. Mr. Goethe said it will be similar to T5 where they use the area in front for stormwater management. Mr. Goethe added that they can haul it over to T5 if necessary. Mr. White stated that the retaining wall will provide a challenge for snow removal and advised Mr. Goethe to look at this more aggressively since there is nowhere to push the snow.

Chairman Cesta shared that some residents are concerned about the noise level, and he is happy that it is all indoors. Chairman Cesta asked if there will be any monument signs. Mr. Goethe said he doesn't think they need one, but maybe they'll have a brick wall with a sign. Chairman Cesta said that the 10' retaining wall may require a fence. Mr. Goethe explained he is working with Lanco to mitigate the retaining wall because it is so big. Chairman Cesta advised Mr. Goethe to consider the size of the dumpster corral to make sure it is big enough. Mr. Goethe stated that they are modeling this off of the Lakehouse in Skaneateles as it is similar in size. Chairman Cesta asked if there is an application in for the variance and Mr. Goethe said not yet. Chairman Cesta advised Mr. Goethe to get this done as the Planning Board's approval hinges on this.

Mr. White stated that he will need time to go through the drainage report and traffic assessment. He will also take a hard look at the wall and how to manage drainage behind the wall since it is such a tight space between the wall and property line.

Mr. Curtin stated that the Codes Office has brought up a rear emergency exit and added that due to the general grade going down from the south side of the building towards the contiguous property he recommends that the area immediately behind the building be paved or improved so if there is an emergency, people can exit and get around the building. Mr. Goethe said that the intention is for all windows to be overhead doors so it

will be easy for people to get out and added that if they end up with sliders it will be easy to install a door. Mr. Curtin stated that there needs to be accessibility for emergency personnel to get into the building as well. Mr. Curtin advised Mr. Goethe to have the architect interface with the Codes Officer for a mutually acceptable solution.

Mr. Mallore asked if there will be a backup generator since the overhead doors won't work if the power goes out. Mr. Goethe stated that sliders will work and added that he is hoping to get away with sliders.

Mr. White asked if there has been any discussion on pedestrian crossing and Mr. Goethe said no, not yet.

Chairman Cesta said this will need to go to County as a coordinated review.

Mr. Klaben moved to declare lead agency under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Mallore moved to refer this to the County for review. Mr. Hudson seconded the motion and it was unanimously approved.

Chairman Cesta reminded Mr. Goethe to proceed with the ZBA for the variance.

OLD BUSINESS

EJ Properties **TM #007.-01-08.2**
6450 Pottery Road
Amended Site Plan

Ed Horne explained that due to the cost, they will not be installing a fence to put around the landscape trailers for sale. Chairman Cesta asked to confirm that there will be no site changes and Mr. Horne confirmed this and added it is just storage for the trailers. Chairman Cesta asked how many trailers they will have outside and what type of trailers they are. Mr. Horne explained that they are open landscape trailers and they might get a 6' x 12' enclosed trailer and added that they probably won't stock more than 6-10 trailers. Chairman Cesta asked if they would maintain the grass and Mr. Horne confirmed this and added that they may put stone down if there is an issue. Chairman Cesta asked if there enough security with the locks. Mr. Horne said there is enough security. Chairman Cesta noted that the lighting is existing and advised that the new standard is LED energy efficient lighting. Chairman Cesta asked if the lighting is adequate to light the area. Mr. Horne said it is sufficient and added that he is not really concerned because the area is so blocked in and the trailers will have locks on them.

Mr. Hudson moved to declare lead agency under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare this an unlisted action under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to make a negative declaration under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve the amended site plan at 6450 Pottery Road allowing for the outdoor storage/sale of landscape trailers. Mr. Klaben seconded the motion and it was unanimously approved.

MINUTES

Mr. Hudson moved to approve the minutes of June 10, 2024. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta stated that Abundant Solar still has professional fees left on their account. Mr. White said there are a couple of items that aren't fully closed out such as decommissioning and this is with the Town Board. Mr. White said that the Planning Board engineering review is complete. Chairman Cesta said he will check with the Town Attorney and Mr. White as far as any town actions go.

Daniel Hibbard came to the board for guidance. He owns 6441 Devoe Road and wants to subdivide his property so he can sell a portion of it. He bought his neighbor's land when he passed away and already owns the field. He now wants to be able to sell a portion of the land. Chairman Cesta asked how many acres there are in total. Mr. Hibbard said that the neighbor's land is .75 acre, and the fields are 9.2 acres. He wants to keep his house and sell everything else. Chairman Cesta asked if he is selling a building lot? Mr. Hibbard confirmed this. He explained that there is one tax parcel with his house and a pole barn. Mr. Curtin asked Mr. Hibbard if he built the pole barn and Mr. Hibbard said yes. Mr. Curtin asked if there is a residential property near the pole barn other than their house. Mr. Hibbard said there isn't one. Chairman Cesta said that the pole barn is an accessory structure. Mr. Curtin told Mr. Hibbard that he cannot have an accessory structure on a lot without a primary structure (residence). The subdivision cannot be approved unless there is a house associated with the pole barn. Mr. Curtin told Mr. Hibbard he can go to the County DOT and ask if they can grant another curb cut as close to the property line allowing for offsets or setbacks which will unlock this as an accessible piece of land and therefore, he won't have to go through the subdivision process. Mr. Curtin advised that the Planning Board has no power to draw a line and leave the accessory structure without a primary structure.

Chairman Cesta shared that he asked Mr. Curtin to elaborate on the procedure on what to do with maps after a lot line realignment has been approved. Mr. Curtin said he has modified the language so it is more robust and this will be posted on the town website. Chairman Cesta added that the submission deadline has been changed to Tuesday at 4:00 pm and this has been posted on the town website as well.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $7,821.50, $7,421.50 of which is recoverable. Mr. Klaben moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved

COMMENTS OF TOWN OFFICIALS

Joy Flood wanted to note that the bars and restaurants at Township 5 are very quiet at night, even those with outdoor seating. Ms. Flood added that the church is a long way away from the proposed Pickled Kitchen. Ms. Flood also asked that since the shopping center is across the street, if they can offload snow to that site. Chairman Cesta advised that this was already discussed and then asked Mr. White if Township 5 is allowed to store snow in the retention pond. Mr. White shared that this is not recommended; and added that the stormwater pond needs to be oversized to accommodate this. Mr. White also said that they have to come up with a snow management plan for the Pickled Kitchen since the parking area is surrounded on 3 sides by walls and a building; therefore, they have nowhere to put snow. Joy Flood shared that she has the addresses and emails of everyone that lives on the street and has received virtually no complaints and she doesn't believe the proposed site will be loud.

COMMENTS OF THE ATTORNEY

Mr. Curtin shared that he sent a letter to the Town Supervisor and Town Attorney regarding Article 66, and they are in concurrence that the Planning Board should have original jurisdiction on those applications and not the Town Board. They are waiting for the formation of a committee to study this article and make recommendations relative to its change. The committee will then refer this back to the Town Board. There will be a public hearing on this as well.

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 8:06 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
July 22, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 4 people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

Mirabito **TM#023.-02-11.0**
SE Bennetts Corners Rd & NYS Rte 5 **& 023.-02-09.1**
Amended Final Plat/Site Plan

Jim Ballantyne of Napierala Consulting appeared to address Mr. White's engineering comments. Mr. Ballantyne shared that he has addressed stormwater maintenance and SWPPP. Mr. Ballantyne stated they have extended the bioretention filter to south of the site to accommodate water quality volume treatment. Mr. White asked Mr. Ballantyne since they are expanding the footprint if this is within the footprint of what they intended to modify the subdivision for. Mr. Ballantyne confirmed this and added that no separate lot line adjustment will be needed. Mr. Ballantyne also said they are still working on an Operation Maintenance agreement and are hoping to have this addressed by the end of the week. Mr. White advised Mr. Ballantyne that any agreement entered into by the town will need to go to the Town Board. Mr. White added that this is not time critical. Chairman Cesta asked if there were any solutions to trucks maneuvering throughout the site. Mr. Ballantyne said they are proposing signage at the exit to One-Way and are trying to provide a curb to discourage any trucks that want to ignore this signage. Chairman Cesta asked if the curbing can be mountable. Mr. Ballantyne replied yes and added they are also providing signage at the drive-thru exit requesting to Exit Left which will discourage people from taking a right-hand turn into the diesel area. They are also providing No Left-Turn signage for those coming down from Bennetts Road. There will be No Tractor Trailer Entrance signage, and One-Way signage around the drive-thru area to keep traffic flowing. There will be Please Exit Left signage directing traffic up to the north Route 5 exit. Facing south there will be a No Tractor Trailer Entry Or Parking sign which will keep tractor trailers limited to the diesel area. Mr. Ballantyne stated that vehicles coming from Heidelberg Materials are not as long as tractor trailers and have more maneuverability. Chairman Cesta asked if they have a contract with Heidelberg Materials and Mr. Ballantyne said they do not have one. Mr. Ballantyne explained there are 6 diesel pumps but the pumps on the ends won't be used that much because diesel trucks have two tanks and they will tend to pull up into the middle pumps so they can fill both tanks at the same time.

Ms. Lauer said that the site works and this is an advantageous addition to that corner.

Mr. Klaben wanted to point out that it was short-sighted on the State DOT's and County's part to not make the south entrance on Bennetts Corners Road full access. Mr. Klaben also addressed the elevation plan and shared he would like Mirabito to enhance the columns with either brick or stone as seen at another Mirabito location as the plan shows white columns. John Szczech shared that the client has agreed to this so it will look just like the Parish site, except it will be brick instead of stone.

Mr. Hudson asked if the MS4 includes mowing during dry periods. Mr. Ballantyne replied that the report includes full details on how to make sure that the practice maintains its usability and continues to function. Mr. Hudson asked how long the retaining ponds hold water. Mr. Ballantyne said they have an impermeable liner so they should be able to hold it indefinitely and if there is a leak it will be repaired. Mr. Ballantyne added that there is an outlet structure for drainage. Since it is concrete, it may need to be replaced in approximately 20 years. Mr. Hudson asked if there is any need for mosquito pest control and Mr. Ballantyne responded there is no need as it will drain dry. Mr. Hudson stated there is some misinformation in the traffic study; the study says there is 250' of site distance to the north driveway coming out on Bennetts Corner Road, and he believes it is 100', and standards call for 415' site distance. Mr. Hudson wondered why the DOT didn't make a comment on this. Mr. Ballantyne stated that he and a colleague went to the site and got good visuals and the standards were all met. Mr. Szczech said they have had four meetings with Onondaga County, and they went out twice to confirm all site distances. Mr. Hudson asked why there isn't a wider shoulder for trucks pulling out onto route 5 and added that these trucks need a merging lane. Mr. Szczech explained that if the State doesn't require one there's nothing that can be done.

Chairman Cesta shared that there have been multiple attempts to reduce the speed limit, but since it is a corridor, they need to move traffic along. Mr. Szczech added they've unsuccessfully tried to lower the speed limit on Route 5 since 1991.

Mr. White stated that his comments have been presented in written form and he has nothing additional to add. Mr. White noted one other addition in progress which is the Department of Health approval. Mr. Ballantyne shared they have received this approval and will provide documentation.

Mr. Curtin shared that the Planning Board and Mr. White have all articulated concerns relative to internal circulation on site and recommended that the Board reserve jurisdiction over this application for a period of one year after the CO is issued in order to determine how well circulation is working or if any future modifications are needed.

Mr. Curtin said that several things need to happen in order to proceed. The Planning Board can handle the amended subdivision application and the public hearing for zoning will be set by the Town Board on 7/23/2024. Also, MS4 approval needs to take place, and a copy of DOH approval needs to be provided.

Mr. Curtin addressed the elevation plans and noted that the Parish site is more robust than what was provided on the plans. Mr. Curtin advised Mr. Ballantyne to submit an updated elevation plan showing the updates (brickwork/stonework), and if there any comments from the Board regarding the updated plans, comments will be directed to the

applicant. The Board can take a look at the updates at the next meeting to ensure they meet the standards.

Mr. Curtin advised that with regards to the amended subdivision application a motion is needed to waive public hearing.

Ms. Lauer moved to waive the public hearing. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Curtin then advised that a motion to amend the SEQR to include the additional land but waive the reading of the SEQR on the subdivision.

Mr. Hudson moved to waive the reading of the SEQR on the amended subdivision. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve the amended subdivision. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Curtin explained that the next item is the zone change modification that the applicant is requesting to extend.

Ms. Lauer moved to direct Mr. Curtin to advise the Town Board that the Planning Board recommend that the zone change modification take place. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Cesta advised there is a long form SEQR for the site plan application.

Mr. Curtin recommended to poll the board members to waive the reading of the long form SEQR.

Mr. Hudson moved to waive the reading of long form SEQR
Mr. Klaben moved to waive the reading of long form SEQR
Ms. Lauer moved to waive the reading of long form SEQR
Chairman Cesta moved to waive the reading of long form SEQR

Chairman Cesta stated that this is a coordinated review.

Mr. Klaben moved to declare this an unlisted action under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Ms. Lauer moved to make a negative declaration under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Cesta shared that this has gone to the County and he has received County comments. There were three areas and one has been satisfied. Chairman Cesta wanted to note to the Board that for any subdivision less than 5 acres, the County requires prior approval from the County Health Department for private waste capacity and passing perk tests. Chairman

Cesta added that the other 2 comments about coordination with the State and County regarding access have also been accomplished.

Mr. Klaben moved to respond to the County that this is approved with regard to their No Position or No Position with Comment. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the application of Mirabito Energy Products for 2052 West Genesee Turnpike, Town of Camillus, NY consistent with plans prepared and submitted by Matthew Napierala all dated 17 January 2024; sheets numbered C0, C1, C2, C3.1, C4, C4.1, C5, C6, C7, C8-C11, and C-12, however with regards to sheet C12, applicant will submit a more detailed elevation plan of the building from all sides which also shows improvements of brickwork to the elevation plans consistent with the Parish, NY project using this as the template so that the board may consider that at their next meeting and if there are any additional comments the applicant will be so advised. Also, the Planning Board will reserve jurisdiction over this application relative to traffic circulation and the impact of tractor trailers at and on the site for a period of one year after the Certificate of Occupancy has been issued by the Town Codes Office. Also, the engineering stipulations will require final dated SWPPP and Site Plans for the record as well as entering into a Stormwater Maintenance Agreement between the Owner and the Town. Ms. Lauer seconded the motion and it was unanimously approved.

Chairman Cesta asked Mr. Ballantyne if every Mirabito site is done differently or if they use different models that fit each area. Mr. Ballantyne said they try to keep them as similar as they can; but it is ultimately up to Mirabito. Chairman Cesta noted that the location in Parish had a wide variety of donuts, pizza, snacks and beverages and asked if the Camillus location will be an abbreviated version of that. Mr. Ballantyne replied it will be much of the same. Chairman Cesta said that the Parish location is very well done and is nice and clean. Chairman Cesta asked if there will be outdoor seating, and Mr. Ballantyne said there will not be. Chairman Cesta advised that the Planning Board will need to know of any updates so they will need to come in as things go on regarding all of the fine details and amenities.

Mr. Szczech asked if there will be any additional parkland fees. Mr. Curtin replied there aren't any additional fees.

OLD BUSINESS
None

MINUTES
None

DISCUSSION
Chairman Cesta asked Mr. White and Mr. Curtin to check any OYA Solar billing and let him know when it's completed and up to date because they are asking for a return of their professional fees. Chairman Cesta said he will also reach out to the Town Board for any outstanding billing. Mr. White said he is done with those projects but isn't sure if they

have closed out their SPDES permit. Mr. Curtin said he hasn't seen anything that will require his engagement and recommended to close this out on September 1st.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for $4,000.00, $1,800.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Ms. Lauer moved to adjourn the meeting at 7:47 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
August 12, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 7 people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

Dana Grillo **TM #035.-02-22.0**
5424 W. Genesee Street
Amended Site Plan

Dana Grillo appeared and explained she would like to install a stockade fence on the rear and easterly border of her property. Mr. Curtin asked if she would like this for screening purposes and Ms. Grillo confirmed that it is for screening.

Mr. Hudson asked if there is enough room for snow storage. Ms. Grillo replied that there is plenty of room for on-site snow storage.

Ms. Lauer asked if the stockade fence is 4' or 6'. Ms. Grillo responded it will be 6'.

Mr. Mallore moved to declare lead agency under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare this an unlisted action under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Ms. Lauer moved to make a negative declaration under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve the amended site plan specific to a stockade fence placed in the eastern rear section of the property as depicted. Mr. Klaben seconded the motion and it was unanimously approved.

Sabrina Capozza **TM #027.2-01-04.0**
2555 Hambeltonian Way
Amended Site Plan

The applicant appeared and spoke on her own behalf. Chairman Cesta asked Sabrina Capozza if she plans on overseeing activities on the entire property and subleasing to individuals. Ms. Capozza responded yes and explained that each provider will be contracted and that she will also be working there. Chairman Cesta asked if she has recruited anyone yet. Ms. Capozza said that some already work with her and she has recruited a few more, but other than that she is holding off for now. Chairman Cesta advised Ms. Capozza that the biggest obstacle is parking and access to overflow parking. There are currently 27 parking spots on the site and there needs to be 49 spots. Chairman Cesta asked if the overflow spots at HOA are built out yet or just proposed. Ms. Capozza said they are not built out; they are waiting to find out what is required. Ms. Capozza added that HOA has a lot behind it that is not in use currently; it is just dirt and there is machinery on it. She may discuss leasing or purchasing this land. Chairman Cesta advised that any additional parking they are going to add would need to be in place. Chairman Cesta added that the plan needs to show adequate parking and also show access to and from the overflow parking at HOA. Ms. Capozza said she could add a couple of spaces as the western side still has a fenced-in play area that can be taken out and paved. Chairman Cesta said that the Planning Board needs to see every parking spot on the plan with proper dimensions. Chairman Cesta then asked Ms. Capozza if she has spoken to Westar Credit Union about using some of their spots. Ms. Capozza said she hasn't because they are usually closed but this is an option because many of their parking spots are empty and the lot is connected to her building. Chairman Cesta reiterated that there must be 49 spots and the plans must show handicap spots and dimensions.

Ms. Lauer recommended to focus on what exactly they are going to have in the building and let the Planning Board know. For example, her office will have one client at a time. The proposed coffee shop may not happen which is something that would require more parking. Ms. Lauer noted that it looks like a lot of the tenants are one-user that would only have one client at a time. Ms. Lauer suggested to narrow everything down to what Ms. Capozza thinks she's actually going to do and who she will be leasing to. Ms. Lauer added that the Planning Board cannot approve the HOA overflow parking if it's not built. It needs to be striped and ready to use, and will need access to it. The Board needs to see all of this on a plan.

Mr. Curtin advised that the Codes Office has taken a position that the applicant needs to have 49 spots predicated on the change in use of the building. The current lot was created for a daycare and conformed to daycare requirements. The Planning Board has to look at maximum build-out and maximum use. Mr. Curtin suggested to either enter into a lease agreement to lease land from HOA and build out additional parking, or to buy additional land to build out additional parking. Mr. Curtin stated that the Planning Board does not have the ability to vary the 49 required spots; this would require a parking variance from the ZBA. It must be shown that the site plan can and will meet the parking code. It not only needs access but the parking needs to be built out. Mr. Curtin also said

that parking in front of the building is not a good idea because of the slope. Mr. Curtin also suggested to either acquire more land to the west to extend the parking area or enter into more negotiations with HOA.

Mr. Klaben asked Ms. Capozza where her offices are currently located. Ms. Capozza said she is right next to Second Chance Diner. Mr. Klaben asked how many parking spots they currently use at that location and Ms. Capozza explained that there are three therapists, all with different shifts.

Mr. Mallore asked how many providers would be there during the busiest time of the day. Ms. Capozza said she believes at the maximum, it would be 8 all there at once.

Mr. Curtin advised that the code is the code and the Planning Board can't vary that. He suggested that Ms. Capozza go back to Maryann Roefaro so she has a clear understanding as to what the Planning Board concerns are and see how they can work together to address them. Mr. Curtin said they will need to go offsite to fulfill parking needs. Ms. Capozza inquired if she should ask the credit union and Mr. Curtin said probably not because their board would have to approve it. Mr. Curtin said he believes the best path is HOA.

Mr. Hudson said he would like to see how the interior of building will be set up as far as offices go. Mr. Hudson added that the front of building facing Route 5 needs bushes or landscaping to spruce it up. Mr. Hudson asked if the fencing will be taken down and Ms. Capozza confirmed it would be taken down.

Chairman Cesta said since they currently have only 27 parking spots, he suggests seeing if they can get spots from the bank. Chairman Cesta repeated that all spots need to be shown on a plan as well as access to the overflow spots. He added that the fenced in area may give 3 more spots but they need to be paved. All spots must be fully paved and 10' x 18'.

Mr. Curtin also repeated that 49 is a hard number and they need to be built out. He asked Ms. Capozza if she has already purchased the property. Ms. Capozza said she has not purchased it, purchasing the property was contingent on Planning Board approval. Mr. Curtin advised that the plans will have to change showing all parking spots, pedestrian access, and how cars will get in and out of the additional parking areas.

Chairman Cesta said that the Planning Board would also like to see signage, enhanced landscaping and paint color if they are painting the building.

Ms. Lauer advised that if the seller is getting impatient that Ms. Capozza should enlist their help to solve this problem.

Mr. White wanted to share that Phase 1 of HOA required 145 spaces and they proposed 175 spaces which means there are 30 above what codes requires today. Phase 2 of HOA will increase these 175 spaces to 248, and these excess spaces might help with discussions with HOA. Mr. White said that there is an opportunity to figure something out.

OLD BUSINESS
None

MINUTES
Ms. Lauer moved to approve the minutes of June 24, 2024, July 8, 2024, and July 22, 2024. Mr. Mallore seconded the motion and it was unanimously approved

DISCUSSION
Chairman Cesta advised that the Pickled Kitchen will be on hold until they obtain the necessary variances from the ZBA. Mr. White asked Chairman Cesta if they should table the engineering review. Chairman Cesta advised him to wait for ZBA approval.

Chairman Cesta advised that the updated elevations sent for Mirabito were not adequate. Ms. Lauer said that they don't accurately depict the site. Mr. Mallore moved for Mr. Curtin to send a letter to Mirabito advising them to send in more accurate elevations. Mr. Klaben seconded the motion and it was unanimously approved.

CORRESPONDENCE
A voucher was received from Barton & Loguidice, DPC for $2,865.00, $2,865.00 of which is recoverable. Mr. Mallore moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved

A voucher was received from Curtin Law Firm for $3,400.00, none of which is recoverable. Mr. Hudson moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 7:57 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
August 26, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 5 people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

Christian Michalkow **TM #010.1-03-05.0**
3775 Armstrong Road
Amended Final Plat

Christian Michalkow explained that in order to satisfy Onondaga County with the septic design he needs to increase the lot size from 1 acre to 1.8 acres. Chairman Cesta asked if they performed a perk test. Mr. Michalkow responded yes and added that it was unacceptable. He was advised that the lot would have to be increased in order to put in a raised bed system.

Mr. White stated that in order for the subdivision to be approved, since the lots are less than 5 acres an approved septic design needs to be reviewed by Onondaga County. The subdivision can't go anywhere without an approved septic design. Chairman Cesta advised the board that this is true with any subdivision under 5 acres that won't have a public sewer system.

Chairman Cesta asked Mr. Michalkow who owns the property. Mr. Michalkow advised he owns both properties.

Chairman Cesta asked if the amended plat is changing drastically from what was approved before. Mr. White explained that the change is minor; it adds close to an acre on the back side from the larger lot. Chairman Cesta advised that the board needs the health department to sign off on septic design.

Mr. Curtin stated that the plan seems to be in good order and the only issue is the septic design and county approval. Mr. Curtin advised the applicant to request a continuance on this, and due to the lot size, he recommends the board waive a public hearing. Mr. Curtin told Mr. Michalkow to come back with both the proposed subdivision plan and approved septic system.

OLD BUSINESS

Gasparini Property Management Inc. **TM #015.-03-05.3**
515 Horan Road
Site Plan

Gary Gasparini explained that since the last meeting his landscape architect has reviewed the minutes. Mr. Gasparini added that the last drawing has been updated to show boulders to stop egress as well as the required split rail fence, and everything addressed with DEC is now on the drawing. Mr. Gasparini said that his landscape architect did not talk with Mr. White but he is confident that everything has been addressed. He has widened the sidewalk and is using inset doorways so there is now a full walkway for handicap accessibility. There is also a dumpster enclosure and an area for snow removal.

Mr. Mallore asked if there will be one-way traffic and Mr. Gasparini confirmed it will be one-way.

Mr. White acknowledged that the majority of the comments have been addressed and asked for Mr. Gasparini's landscape architect to confirm the cross slopes on the ADA pathways to ensure they meet 2%.

Mr. Curtin noted the arrows on the parking area and at the entrance and exit, and asked if these will be permanent. Mr. Gasparini replied that the arrows will be painted and there will also be signage. Mr. Curtin stressed that Exit Only and Entrance Only signage is critical. Mr. Curtin also advised that angled parking is within the purview of jurisdiction of the board and added that the board doesn't normally entertain angled parking, but given the conformity of the site, the fact that the proposed uses are low impact, and one-way traffic that this will be part of the resolution identifying this is an exceptional situation.

Chairman Cesta explained that the identified use of the building is office/warehouse space which is in the table of approved land uses. Chairman Cesta added that the parking requirements have been met; angled parking is the only option and it's a good fit. Chairman Cesta advised that signage will have to be submitted for One-Way, Do Not Enter on the northern drive aisle, and Entrance Only at the southern entrance.

Chairman Cesta advised that lead agency has already been declared and added that a long form SEQR should be completed since this is near a sensitive area. Chairman Cesta also advised Mr. Gasparini that Mr. White wants confirmation on the elevation of the slope for the handicap pathway and reminded him to bring in a signage package as well for the entrance and exit.

MINUTES

Ms. Lauer moved to approve the minutes of August 12, 2024. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION

Matt Napierala appeared to share updates on Mirabito's conditional approval. He advised that they received an earthwork permit and construction is underway.

Mr. Napierala explained that cultured stone will be along the front façade of the building that will wrap up around the entry and back. This will be a wainscoting type of treatment and is 4' high. There will be a cream color Hardie-board type of treatment above the cultured stone, red banding, and a darker tan Hardie-board above that with a shed roof design wrapped in red. There will be signage across the front. The building will include a Dunkin' Donuts with a drive-thru and internal to the store will be a Subway. There is no drive-thru for Subway. The fuel canopies will match what was done at the Parish location. The columns will be wrapped in the cultured stone to match the building. The cultured stone is Dutch Quality Stone - Tan Weathered Ledge. The fuel canopy signage is smaller than the wall sign. The letter heights are 1' 8" for Dunkin' Donuts and Subway. The base of the monument sign will be the cultured stone. The necessary Do Not Enter signage and movement way signage are all depicted on the plan. Chairman Cesta asked if the fuel sign will have any other banner displays. Mr. Napierala responded no; it is just a traditional back-lit sign. Chairman Cesta asked if there will be No Littering sign. Mr. Napierala explained that the sites tend to manage littering but can have them if need be.

Mr. Napierala shared that there will be granite curbing at the throats wrapping around the approach to the drive-thru. The separation island will be mountable granite curbing. The bullnose pieces will be granite and transition into a sloped concrete curbing. There will be a 360-degree sidewalk concrete with a 6" reveal.

Chairman Cesta asked if there will be trash receptacles outside. Mr. Napierala said there will be at least 2 receptacles near the front doors and at least two receptacles near the fueling islands. Chairman Cesta shared that a chute-style trash receptacle immediately after the pick-up window works well.

Mr. Hudson noted that on sheet A2.0, the north side of building is labeled south elevation and added that all of the elevation diagrams are labeled opposite of what they should be. Mr. Napierala said he will take care of that.

Mr. Napierala also shared that the stormwater plan was thoroughly reviewed and Mr. White has signed off on the MS4. They also have weekly SWPPP inspections and share those results with Mr. White and Mr. Humphrey.

Curtin thanked Mr. Napierala for his responsiveness and professionalism with this project.

CORRESPONDENCE

None

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF BOARD MEMBERS
None

ADJOURNMENT
Mr. Mallore moved to adjourn the meeting at 7:42 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
September 9, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Approximately 4 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS
None

OLD BUSINESS

Mirabito **TM #023.-02-11.0**
SE Bennetts Corners Rd & NYS Rte 5 **& 023.-002-09.1**
Site Plan

Matthew Napierala advised he has made the official submittal for contingencies regarding building elevations and curbing. The elevations have been updated to show stone treatment wrapping around main entry door and around shelf/wainscotting as well as the colors of the efface material for balance of the building. There will be granite curbing wrapping the entry drives and the bullnose pieces of the separation island. The non-intense use spaces will be concrete curbing. Wrapping around building will be an integral curb and sidewalk. There will be a roll-off on the outside edges so water will flow freely into a collection channelized system.

Chairman Cesta asked why there isn't angled granite curbing around the drive-thru interior. Mr. Napierala explained that at one time they did have curbing but after talking to operations they did not want to raise it due to maintenance and traffic flow. They intend to keep it all flush with paint striping as this is a low-use area. Chairman Cesta asked if there is enough protection for the building without curbing. Mr. Napierala responded that the building is still protected along the building edge as there is a reveal at the building edge. Chairman Cesta also asked if there will be pedestrian movement in this area and Mr. Napierala explained that they will be directing pedestrian movement across the front. Mr. Napierala added that there is slow moving traffic in this area.

Ms. Lauer said that the no curbing will be beneficial for plowing and having an escape route out Mr. Mallore agreed with this statement.

Chairman Cesta asked about the lighting. Mr. Napierala explained that anything in the travel area will be Sono Tube raised up 30" so it is above bumper height. There will be a poured concrete 6" reveal on the light poles because they are outside of the travel areas (behind the curbing) and there will be wall packs on the building.

Mr. Mallore moved to approve the final elevations pursuant to plans submitted by Joseph Romonski Architecture dated 8/16/2024 showing proposed coloration of exterior elevations and sheet A2.0 dated 7/19/24 with a revision date of 8/28/2024 as well as site development plans labeled C.0, C-1, C-2, C-3, C-3.1, C-3.2, C-4, C-4.1, C-5, C-5.1, C-5.2, C-6, C-7, C-8, C-9, C-10, C-11 and C12 as prepared by Matthew Napierala Engineering all dated 1/17/2024 with a revision date of 8/29/2024. Ms. Lauer seconded the motion and it was unanimously approved.

Coppertop **TM #046.-01-02.1**
3372 Milton Avenue
Amended Site Plan

Randy Coogan with Schopfer Architects appeared to present plans for a mural on the west wall of the existing Coppertop Tavern and for a pylon sign in front of the Coppertop Event House. The mural is approximately 45' wide x 11' high and will be painted over the existing parge coating. They may be providing lighting at some point in future and will seek approval if and when they do. The pylon sign is 12' high x 7.7' wide with an area of 35.4 square feet/face. The sign will be internally lit and will be 15' from the east property line and 15' from the front property line. This will cause a loss of two parking spaces but they will still have enough parking.

Chairman Cesta advised to address the mural first.

Mr. Hudson asked if the mural will be painted on the cement blocks? Mr. Coogan explained there is a parge coating over the existing concrete blocks and the mural will be painted on the parge coating. Mr. Hudson also asked about the longevity of the mural and how it will be maintained over the years? Mr. Coogan said he isn't sure what kind of paint is being used but assumes the mural will be touched up as it begins to fade.

Chairman Cesta shared that the board is in agreement that it is a beautiful project but there is a concern about maintenance. Mr. Cesta added that when they decide on lighting to come back with a lighting plan.

Mr. Curtin said that the mural is an enhancement to the corridor and a nice presentation regarding the history of the town.

Ms. Lauer moved to declare lead agency under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare this an unlisted action under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Hudson moved to make a negative declaration under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the Mural Project at the western elevation of Coppertop Tavern as depicted on the exhibit that was submitted to the Town Planning Board. The applicant will be responsible for maintenance of the mural and any future lighting will be submitted to the Town Planning Board if installed. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Cesta noted that the Coppertop Event House is very visible from road and asked if the intent of the sign is to show people where the location is or for advertising purposes. Mr. Coogan replied it is a combination of both. Chairman Cesta asked if it is a static back-lit sign and Mr. Coogan confirmed this.

Ms. Lauer asked if it would be possible to put grass around the pole where it is currently striped. Mr. Coogan replied yes.

Mr. Klaben expressed concern that there is no curb or bollards. Mr. Coogan said they can put a concrete curb around pole with mulch and landscaping.

Mr. Hudson asked if the striping in front of the building is confusing to traffic inflow and outflow rather than having curbing and an island. Mr. Coogan explained that there were discussions about having island with landscaping but the concern is that it is very narrow and cars backing up may run into it, and plowing is an issue. It is also close to the road, therefore road salt would be an issue.

Chairman Cesta explained that the Planning Board approves the amended site plan and the sign structure/location, and the Codes Office will approve the size and dimensions. Chairman Cesta added that the board would like to see curbing and green space or landscaping around the base similar to the other Coppertop sign. Chairman Cesta asked if the sign size is similar to the existing Coppertop sign. Mr. Coogan replied that he is not sure but the sign meets the local sign code.

Mr. Curtin advised that the landscaping and curbing can be a separate application as it is a minor site plan revision.

Chairman Cesta said that the board can approve the signage and to come back in with a landscaping plan showing curbing and island dimensions.

Mr. Hudson moved to declare lead agency under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Klaben moved to make a negative declaration under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the signage package pursuant to plan prepared and submitted by Allied Sign Company dated 6/12/2024 for Coppertop Tavern. Ms. Lauer seconded the motion and it was unanimously approved.

Sabrina Capozza **TM #027.2-01-04.0**
2555 Hambeltonian Way
Amended Site Plan

Sabrina Capozza appeared with her attorney Matt Kirwin of Barclay Damon. Mr. Kirwin shared that Ms. Capozza is still interested in the property and added that they have been evaluating if parking in front of the building is feasible. They are also considering a variance for parking requirements. Mr. Kirwin said that he would like some clarity as to what the board would require for a site plan given that the building and parking are already there and they only have the site plan from 2013.

Chairman Cesta stated that the Planning Board can't approve non-conforming usage.

Mr. Curtin stressed that parking is the main issue. The business plan put forward is an adaptive reuse of the structure with a variety of potential uses, and Codes Officer Gregg Humphrey calculated required parking per the code that shows what the impact may be showing the highest potential use which is what he is required to do. The site was originally approved as a daycare so the parking requirements were far less. Mr. Curtin added that parking should be contiguous to the site and readily accessible; and allow for safe passage for both vehicles and pedestrians. Mr. Curtin advised that this is not close enough to having the Planning Board approve because this can't be demonstrated. Mr. Curtin suggested an agreement with HOA, but Ms. Capozza advised that HOA has tapped out and this is no longer an option. Ms. Capozza shared that the Westar Credit Union CEO is on board and is waiting to get confirmation from her board. Mr. Curtin said that the board can't consider this because if the credit union goes away and someone goes in with a parking need there is a problem. Mr. Curtin shared that the original design of the area dealt with interconnectivity between various potential retail and commercial uses to avoid curb cuts and to allow for interconnecting parking and pedestrian access, but since that plan has been abandoned the onus is now on Ms. Capozza and her counsel. Mr. Curtin said that the board has given some latitude for reserve parking so long as certain requirements have been met; if they are within a reasonable reach of being able to obtain 100% of compliance, the board may not compel them to build out more space than they are presently occupying or needing. Mr. Curtin added that however, the current 27 spaces are not close to the required 49. Mr. Kirwin said they will keep plugging away. Mr. Kirwin asked if there is a potential to amend the PUD? Mr. Curtin responded that is up to the Town Board. It would have to go to the Town Board who would refer to the Planning Board for an advisory opinion; then back to the Town Board for a public hearing which would burn a lot of time.

Ms. Capozza asked if it can remain green space. Mr. Curtin advised that some can remain Green space so long as they show they can do a build-out within that green space

and within certain setbacks. The Vast majority needs to be built out and they will need to demonstrate the likelihood of being able to develop it out.

Chairman Cesta advised that the Planning Board will need a complete application with an updated site plan.

Mr. Kirwin asked what percentage of the parking needs to be built out. Mr. Curtin gave a hypothetical 10 – 15% maximum so long as you can locate it on the property and it's buildable.

Mr. Curtin advised they will have to build out the required spaces as a condition of approval and they would not have to build out the spaces that the board may consider reserve spaces.

Chairman Cesta advised that he doesn't believe the Planning Board would make a recommendation for a zoning variance.

Chairman Cesta asked what is proposed inside of the building. Ms. Capozza said she believes she updated the plan to 8 offices.

Mr. Curtin advised to submit everything at once when they are ready.

MINUTES

Ms. Lauer moved to approve the minutes of August 26, 2024. Mr. Hudson seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta informed the board that the Pickled Kitchen zoning variance was granted. The approval was based on the conditions that the Planning Board approve it as well as the County Referral. The county had comments that their board requested modifications which means that the Planning Board would have to have a super majority (majority plus 1) to override those modifications. The concerns were traffic and interconnectivity.

CORRESPONDENCE

None

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 8:20 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
September 23, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
2 people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS
None

OLD BUSINESS
Gasparini Property Management Inc. **TM #015.-03-05.3**
515 Horan Road
Site Plan

Mr. Gasparini advised that the three required items have been completed; the long form SEQR, the handicap accessibility grades have been corrected, and the one-way signage for entrance and exit.

Mr. Curtin confirmed that the applicant has completed the requests the board has made.

Mr. Curtin went through Part 2 of Long Form SEQR with the board and predicated on all of the answers he recommends that the board is prepared to render a negative declaration under SEQR and can proceed accordingly.

Mr. Klaben moved to make a negative declaration under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the site plan for Gasparini Property Management, Inc. at 515 Horan Road consistent with plans prepared and submitted by Matthew D. Vredenburgh Landscape Architecture dated 8/28/2024; sheets numbered L-200, L-201 and L-202. Mr. Hudson seconded the motion and it was unanimously approved.

MINUTES
None

DISCUSSION
None

CORRESPONDENCE

A voucher was received from Curtin Law Firm for $2,200.00, $500.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $4,392.75, $3,592.75 of which is recoverable. Mr. Klaben moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Ms. Lauer moved to adjourn the meeting at 7:11 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
October 16, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Tracy Lauer

STAFF PRESENT:
Mark Levy, Attorney
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Matt Mahoney, 6th Ward Councilor
Approximately 5 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

Shope Financial Planning **TM #040.-09-16.0**
5014 West Genesee Street
Amended Site Plan

James and Michelle Shope appeared to present their amended site plan. Mr. Shope explained that they have replaced the existing 4' high fence in the front and would now like to install a stockade fence in the back. This fence will be 5' high and there will be a 6' wide gate on both sides.

Chairman Cesta asked if Mr. and Mrs. Shope live here. Mr. Shope said they do not. Chairman Cesta then asked if this location is strictly an office and Mr. Shope confirmed that it is.

Ms. Lauer asked if there is an agreement with the neighbor where the fence is connecting. Mr. Shope said they have a verbal agreement. Ms. Lauer advised it would be nice for the board to have a letter of agreement for the file. Ms. Lauer asked for a spec of the fence for the file as well.

Chairman Cesta asked for clarification on the fence heights. Mr. Shope said that the side fencing is 4' high and the back fencing is 5' high.

Mr. Hudson moved to declare lead agency under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to make a negative declaration under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve the amended site plan specific to the fencing as submitted at Shope Financial Planning, 5014 West Genesee Street with the condition of submittal of visuals of the fencing and a letter of agreement from the neighbor. The front eastern elevation is a 4' high new fence and the rear natural wood fence is 5' high as depicted in the survey prepared by Land Lines Surveying.

OLD BUSINESS

Coppertop Tavern **TM #046.-01-02.1**
3372 Milton Avenue
Amended Site Plan

Kelly Henning appeared with Coppertop's amended site plan for landscaping around the signage for the Event House. Chairman Cesta explained that the sign itself was approved at the last meeting and the Planning Board had also asked for landscaping around the sign.

Mr. Hudson noted that the plan shows a cement curb around the sign and suggested a granite curb that is more resistant to snowplows and other damage. Chairman Cesta advised that this is a condition put on high impact commercial areas.

Ms. Lauer also advised that the granite curbing is required.

Mr. Hudson moved to declare lead agency under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to make a negative declaration under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the landscaping package for the sign at Coppertop Event House located at 3372 Milton Avenue as depicted on submittals with the request of granite curbing. Mr. Hudson seconded the motion and it was unanimously approved.

MINUTES

Ms. Lauer moved to approve the minutes of September 9, 2024 and September 23, 2024. Mr. Hudson seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Cesta advised that there is a request for a zone change in the PUD at the Ukrainian Church and the Town Board is looking for the Planning Board to make a recommendation. Mr. Hudson moved to direct the Curtin Law Firm to send The Town

Board a positive recommendation to approve the amendment of the PUD. Ms. Lauer seconded the motion and it was unanimously approved.

CORRESPONDENCE

Two vouchers were received from Curtin Law Firm totaling $2,800.00, none of which is recoverable. Mr. Hudson moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, DPC for $1,477.50, $1,077.50 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Hudson seconded the motion and it was unanimously approved

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

Chairman Cesta welcomed attorney Mark Levy.

ADJOURNMENT

Ms. Lauer moved to adjourn the meeting at 7:21 p.m. Mr. Hudson seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
November 25, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Attorney
Chuck White, Planning Board Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Approximately 4 other people

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS
N. Craig Kennedy **TM #022.-01-04.1**
5908 Bennetts Corners Road
ZBA Referral – Special Use Permit

Craig Kennedy appeared with his plan for a glamping site on his property.

Ms. Lauer informed Mr. Kennedy that the application will need certain things taken care of before the Planning Board can entertain it.

Mr. Kennedy explained that he has a 55-acre regenerative farm which is unique. Mr. Kennedy added that since people are intrigued by this concept, his son suggested a glamping site for people to be able to observe this regenerative concept. It will be a single campsite and they will provide a tent in a fixed setting overlooking the creek going through the middle of the property. It will be ¼ mile from the main road with basic facilities (bathroom, running water, solar-powered lights), a fire-pit and a place to do their own cooking (this will be a simple small self-contained building). The area is covered by trees and is approximately 50-60 feet above creek level.

Mr. Curtin noted the two access roads to the site and asked if the lower one is stone. Mr. Kennedy said it is not stone. Mr. Curtin asked about the upper road and Mr. Kennedy responded that it is just grass. Mr. Curtin asked since the campsite backs up to a wooded area if the front will be cultivated. Mr. Kennedy explained that the whole place is for livestock and the livestock moves through each section every 2-3 days so there is no soil being turned.

Mr. Mallore asked for more details on the tent; namely the size, occupancy, and material. Mr. Kennedy said it will be a canvas tent that would be put up in the spring and will stay up all summer. He is not yet sure of the size but said that a 6' tent would be the biggest they'll need. This will fit 5 people comfortably. Mr. Mallore asked if the tent would be on a platform and Mr. Kennedy said it would be probably a wooden platform one step up. Mr. Mallore also asked if

the water will be heated. Mr. Kennedy shared that he has experimented and put in a solar water pump which worked quite well, so they can put in a tank and feed it down into the campsite and into the field as well (which will be a double purpose). There will be continuous running water supplied from a tank. Mr. Mallore then asked what the kitchen/shower/bathroom facility will be like. Mr. Kennedy said it will be a very small unit (approximately a 4 x 8 structure) with a place to sit, a shower stall, and a kitchenette with basic kitchen utensils. Mr. Mallore asked if there will be propane or gas. Mr. Kennedy said it would be an option for a propane cook stove. Mr. Kennedy added that there will be solar power to heat the water to take a shower. Mr. Mallore asked if an ambulance can get back to the site if needed. Mr. Kennedy confirmed this and said it would be easy for an ambulance to get back there because the roads are wide. Mr. Mallore then asked if they can still get back there on a rainy day, and Mr. Kennedy confirmed this as well.

Mr. Hudson noted the site appears to be all movable and asked if there will be some objects that aren't movable. Mr. Kennedy said he will have to make a shallow firepit that would be somewhat permanent. Mr. Hudson asked if there will be a dry well, and Mr. Kennedy said there will be to receive the water from the toilet area. Mr. Hudson stated that he looked at application and noticed that Mr. Kennedy signed all assets over to his daughter and asked Mr. Kennedy if his daughter knows about this plan. Mr. Kennedy said she knows about it. Mr. Hudson advised that she is the applicant for the trust and legally she has to give written permission for Mr. Kennedy to present to the board. Mr. Kennedy shared that his daughter has written a formal declaration. Mr. Hudson said the Planning Board does not have this declaration and asked Mr. Kennedy to submit it to the Planning Board. Mr. Hudson then asked what the reasonable number of people is that would occupy the site at one time. Mr. Kennedy responded approximately 4-6 maximum. Mr. Hudson asked Mr. Kennedy what he is trying to do with agritourism? Mr. Kennedy explained that there is a growing interest to understand where our food comes from, and with his plan people can live on a farm for a night or two and be able to watch and feel things, and in some cases can help gather eggs, move cows, etc. It would be a hands-on experience. Mr. Hudson asked what the season would be; and Mr. Kennedy said between May and the end of October. Mr. Hudson advised Mr. Kennedy to read the agritourism law if he hasn't already because there are things regarding safety, sanitation and signage, and many other items that need to be done.

Chairman Cesta shared that he has been to the farm and likes the concept. Chairman Cesta explained that the Planning Board is tasked with site-specific issues and is acting as advisor to the ZBA. The Planning Board is focused on the health, safety, and well-being for the people that are coming. Chairman Cesta added that with the proximity to trout stream it is important for properly engineered waste disposal and potable water. Chairman Cesta advised Mr. Kennedy that the Planning Board won't be ready to render a proper referral to the ZBA at this time. Chairman Cesta also advised that the applicant needs to be the owner of the property. Chairman Cesta also asked if there is a separate address for the camping site in case of any emergencies. Mr. Kennedy said they will probably keep it the same as their address. Chairman Cesta also advised that the fire pit needs to be the proper size and the access road to the site is important.

Ms. Lauer informed Mr. Kennedy that the Planning Board needs the letter from his daughter, and also advised him to mark on the survey exactly where everything will be and to highlight the access roads. Ms. Lauer added that the board will need details on the building with the showers/bathroom/kitchen (dimensions, location, etc.).

Mr. White said that shower water is considered gray water and he doesn't know what the treatment requirements are in this situation. Mr. White explained that sending toilet waste to a cistern/dry well cannot happen as this is black water. Mr. White noted that the application mentions a composting toilet which is a different scenario. Ms. Lauer advised that the board needs to know exactly what he plans on using before Mr. White can provide an answer. Ms. Lauer advised Mr. Kennedy that the board needs more details as it is premature at this point. Mr. White also advised that the board cannot make a recommendation to ZBA without making sure the proper path is followed.

Mr. Mallore asked that since the roadway is a private road if there is a setback where the structures have to be off the private road. Mr. Curtin explained there is not a setback because of the overall size of the property and it is not a public road.

Chairman Cesta told Mr. Kennedy if he is considering a compost toilet, he needs to provide specs for the engineer to approve; and he also needs to provide specs with gray water/wastewater management.

Mr. Curtin advised Mr. Kennedy that the board will need an amended application signed by the daughter as the applicant authorizing him as an agent to proceed with the project or a letter to that effect and explained to Mr. Kennedy that right now he has no legal authority to do what he is proposing. Mr. Curtin said that the board needs to know the location and size of the tent and advised Mr. Kennedy to go to the maximum size. Mr. Curtin said he is concerned about water contamination for the water source for bathing purposes and recommends that Mr. Kennedy has it tested. Mr. Curtin also noted that since neither access route is improved and if there are excess weather conditions, getting an ambulance back there may be very difficult as there is no stone roadway and no natural run-off. Mr. Curtin added that the Planning Board is concerned with health, safety, and general welfare. Mr. Curtin stated that wastewater needs to be looked at. Mr. Curtin then asked how close the cattle will be to the site and if there is any protection. Mr. Curtin also noted that there is a problem with the fire pit with its proximity to the woods as fires are more prevalent with drought conditions. Mr. Curtin said it will need to have spark guards and cannot be a hole in the ground with rocks around it as not all guests will have a background with fire protection/fire care. Mr. Curtin stated that these are all site-specific issues that need to be addressed properly so that the Planning Board can make a recommendation to the ZBA so they can incorporate these recommendations into whatever resolution they may undertake.

Mr. Curtin said that the application is deficient and he will advise the ZBA that the application should be continued until all open issues brought up have been addressed. Mr. Curtin advised Mr. Kennedy to look at the statute for agritourism as there are various recommendations that would conform with what the Board is telling him and he can use it as a guideline.

Mr. White said he is not sure how specifically this applies, but wondered about the ADA accessibility intent for guests coming in that may need special consideration. Mr. White added that he isn't sure if this is a requirement by law but needed to bring it up.

Mr. Hudson told Mr. Kennedy that there are several examples of what he is trying to do in the towns of Trumansburg, Enfield, and Ithaca which are all in Tomkins County. Mr. Hudson advised Mr. Kennedy that he can contact anyone in the Cooperative Extension and they would know how to get in touch with them.

OLD BUSINESS

John Szczech **TM #021-03-08.1**
Rolling Meadows Section 7
Construction Drawing Approval

Mr. White shared that he has submitted a letter to the Planning Board dated November 20, 2024. Mr. White advised there are no technical comments. Stormwater pollution prevention plan approval has occurred, MS4 acceptance has been issued, and there is SPDES permit coverage. They are in the process of submitting wastewater approval and have identified a way to provide gravity sewers to all but one lot which they are working on and are still awaiting DOH approval.

Mr. Mallore moved to approve the construction drawings for Rolling Meadows Section 7 (Sheets 1-13 dated September 30). Mr. Hudson seconded the motion and it was unanimously approved.

MINUTES

Mr. Hudson moved to approve the minutes of October 16, 2024. Mr. Klaben seconded the motion and it was unanimously approved

DISCUSSION

None

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $936.25, $536.25 of which is recoverable. Mr. Hudson moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved

A voucher was received from Curtin Law Firm for $900.00, none of which is recoverable. Mr. Mallore moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

Mary Luber said she thinks there is a public hearing for Mr. Kennedy's glamping project. Mr. Curtin advised that they can open the public hearing but since there isn't a referral it can be opened but then moved to adjourn because the Planning Board hasn't rendered an advisory opinion. Chairman Cesta said he would reach out to ZBA Chairman Feyl.

COMMENTS OF THE ATTORNEY

Paul Curtin wished everyone a Happy Thanksgiving.

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

Chairman Cesta wanted to commend the board on the nice job at Camillus Commons with the enhanced landscaping. Chairman Cesta also commended the board on the Hematology Oncology Associates property.

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 7:53 p.m. Mr. Hudson seconded the motion and it was unanimously approved.

Respectfully submitted,

Beth McDonough
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
December 9, 2024 - 7:00 p.m.

PRESENT:
Chris Cesta, Chairman
Fred Hudson
Don Klaben
Tracy Lauer

STAFF PRESENT:
Chuck White, Planning Board Engineer
Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC
1 person

Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS
None

OLD BUSINESS
None

MINUTES
Mr. Hudson noted one change to be made with the minutes from November 25, 2024 – to change the town name from Penfield to Enfield. Mr. Klaben moved to approve the minutes of November 25, 2024 with this change. Mr. Hudson seconded the motion and it was unanimously approved.

DISCUSSION
2025 Organizational

Chairman Cesta moved to nominate Beth McDonough as Planning Board Clerk for 2025. Mr. Hudson seconded the motion and it was unanimously approved.

Chairman Cesta moved to nominate Tracy Lauer as Planning Board Chair for 2025. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Cesta moved to hold meetings on the second and fourth Mondays of the month at 7:00 p.m., with the exception of holiday weeks which will have the meetings on the Wednesday immediately following. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve the Post Standard as the advertising venue to post Public Hearings. Ms. Lauer seconded the motion and it was unanimously approved.

Chairman Cesta moved to nominate Barton & Loguidice P.C., represented by Mr. White, as Planning Board Engineering firm. Mr. Klaben seconded the motion and it was unanimously approved.

Chairman Cesta moved to nominate the Curtin Law Firm, represented by Mr. Curtin or any of his associates, as Planning Board Legal Counsel. Ms. Lauer seconded the motion and it was unanimously approved.

Chairman Cesta moved to nominate Mr. Klaben as Planning Board Vice Chairman. Mr. Hudson seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Barton & Loguidice, DPC for $512.50, $512.50 of which is recoverable. Mr. Hudson moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

Mr. White thanked everyone for recommending his reappointment.

COMMENTS OF BOARD MEMBERS

Mr. Klaben wished everyone a Merry Christmas and Happy New Year.

Mr. Hudson asked about Mr. Cesta's replacement. Chairman Cesta advised that this is a Town Board approval and they are currently gathering resumes for the position. They will select the candidate at their first meeting in January. The new individual will be at the January 13th, 2025 Planning Board meeting.

Ms. Lauer presented Chairman Cesta with a little something and said that the Planning Board thanks him for his service and has appreciated him for what he's done.

Chairman Cesta said it has been a pleasure and honor to serve on the Planning Board for ten years and as Chairman for four years. Chairman Cesta said that he appreciates the Curtin Law firm, specifically Paul Curtin for his guidance and knowledge. Chairman Cesta added that he also appreciates Mr. White and the Planning Board members and that he looks forward to working with and supporting the Planning Board in the future and thanked them for their service.

ADJOURNMENT

Chairman Cesta moved to adjourn the meeting at 7:21 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,
Beth McDonough
Planning Board Clerk

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